



REQUEST FOR BOARD ACTION

ITEM NO. 22

DATE OF MEETING: November 23, 2015

REQUESTED BY: Megan O'Hare, Senior Planner, Planning & Community Development

SHORT TITLE: Resolution Requesting Approval of a Conditional Rezoning from RP, Residential Performance zoning district to RM, Residential Mixed zoning district.

BACKGROUND: Grey Bull Inc., applicant, on behalf of Linda Taylor, owner, is requesting approval of a Zoning Map Amendment for a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM CD1, Residential Mixed conditional zoning district. The subject property is located to the east of US HWY 17, to the south and west of the residential subdivision Forest Sound, and to north of the residential subdivision Hampstead on the Sound in Hampstead and may be further identified by Pender County PIN 3292-27-2690-0000.

SPECIFIC ACTION REQUESTED: To Hold a Public Hearing and Consider the Approval of a Conditional Rezoning.

PLANNING STAFF REPORT
Conditional Zoning Map Amendment

SUMMARY:

Hearing Date: October 13, 2015 Planning Board
November 23, 2015 Board of Commissioners
Applicant: Grey Bull Inc.
Property Owner: Linda Kaye Howard Taylor et al
Case Number: 11458

Rezoning Proposal: Grey Bull Inc., applicant, on behalf of Linda Kaye Howard Taylor et al, owner, is requesting approval of a Zoning Map Amendment for a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district.

Property Record Numbers, Acreage, and Location: The subject property is located to the east of US HWY 17, to the south and west of the residential subdivision Forest Sound, and to north of the residential subdivision Hampstead on the Sound in Hampstead and may be further identified by Pender County PIN 3292-27-2690-0000.

RECOMMENDATION

The application consists of a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district. As submitted, the request complies with all criteria set forth in Section 3.4.4 Review Criteria for Rezoning of the Pender County Unified Development Ordinance and is not in conflict with the 2010 Comprehensive Land Use Plan. The application is consistent with three (3) goals and thirteen (13) policies of the 2010 Pender County Comprehensive Land Use Plan and potentially conflicts with one (1) policy.

At their October 13, 2015 meeting the Pender County Planning Board unanimously recommended approval of the conditional rezoning request with the conditions as outlined in this report.

HISTORY

The subject property currently contains a 195 foot monopole style telecommunication tower (SUP 10965) unanimously approved on June 17, 2013 by the Board of County Commissioners. The existing telecommunication tower has access directly on US HWY 17 in Hampstead through an access and utility easement thirty (30) feet in width (Attachment 1). The remainder of the property is vacant and wooded.

DESCRIPTION

This application consists of a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district.

Proposed Uses

The proposed uses within the RM-CD1, Residential Mixed conditional zoning district are; telecommunication tower, single family dwelling conventional detached and other typical neighborhood

amenities or project infrastructure according to the Applicant’s narrative. All other uses will be prohibited unless an alteration is made to the approval. Any changes to the requested petition shall be processed in accordance with amendments to the zoning map and in accordance with Section 3.4 of the Pender County Unified Development Ordinance (Attachment 2). It is the applicant’s intention to develop the site for a single family residential subdivision. There are 106 proposed residential units on the subject parcel.

Proposed Lot Sizes

According to the submitted site plan; the minimum lot size proposed is 6,800 sq. ft. and a proposed maximum height of forty (40) feet. The RP, Residential Performance zoning district has a minimum of 15,000 sq. ft. lots with height limited at 35 feet. Setbacks of this conditional rezoning are proposed below:

	Proposed Setbacks (in feet)	RP Zoning District Setbacks (in feet)
Front Yard	5	30
Side Yard	5	10
Corner Yard	5	15
Rear Yard	10	25
Chord Length	40	30

The Fire Marshal noted that Pender EMS and Fire District 14, the second response unit is from Fire District 16 and has a ladder truck to allow for the requested forty (40) feet height. Approval is recommended for the height as requested.

Services (Wastewater/Water)

The Applicant is proposing a public water connection to Pender County Utilities and all review and approvals for the public water service are per Pender County Utilities Department.

An intent to service letter was provided by the applicant on behalf of Old North State Water Company LLC. to service 110 single family residential units (Attachment 3). The applicant shall work directly with Old North State Water Company LLC. and Pender County for wastewater approval for service to each phase of the development prior to final approval. Old North State Water Company LLC. currently operates the Majestic Oaks wastewater package plant and the subject parcel is proposing connection into the same plant for wastewater services.

Open Space

All new residential subdivisions shall provide open space in the amount of 0.03 acres per dwelling unit within the subdivision. The applicant is required to provide 3.18 acres of open space with at least 1.59 acres of active open space. Active open space is defined as areas such as a park for village commons providing space for outdoor recreation activities according to Section 7.6.1.B. of the Pender County Unified Development Ordinance. The Applicant has provided 5.73 acres, with 3.26 acres as active open space sufficiently meeting Open Space requirements for the 106 proposed lots.

Recreational Units

All developments containing thirty-four (34) units or more are required to provide recreational units per Section 7.6.2 of the Pender County Unified Development Ordinance. With 106 lots proposed the applicant is required to provide 1.5 recreational units, which equates to \$15,000. This can be installed on the property, approved in conjunction with the Parks and Recreation Master Development Plan or a payment in lieu of dedication can be made as the Board deems appropriate.

The Applicant intends to develop the recreation facilities within the subject property. The 2010 Parks and Recreation Comprehensive Master Plan does not recommend a specific facility however, it is recommended from the Parks and Recreation Division to install commercial outdoor fitness equipment for the residents to utilize while they are walking throughout the subdivision. There are also “senior playgrounds” where unit has component that are geared toward increasing the balance, coordination and agility of the adult users.

Roadways and Traffic

The Applicant is proposing both public and private roadways in the conditional rezoning request.

Public Roadway

A public collector roadway will connect Forest Sound Road (private) to Second Street (SR 1616). According to Section 7.5.1 of the Pender County Unified Development Ordinance the layout of streets as to arrangement, width, grade, character and location shall conform to the 2007 Coastal Pender Collector Street Plan or any other approved Transportation Improvement Plan. This roadway is recommended in the 2007 Coastal Pender Collector Street Plan in Figure 4.1 as a priority new collector with bicycle facilities (Attachment 4). As submitted this is a sixty (60) foot wide right of way in compliance with the 2007 Coastal Pender Collector Street Plan recommendation.

Private Roadways

Private roadways shall be designed and constructed in compliance with current NCDOT Subdivision Roads Minimum Construction Standards according to the Pender County Unified Development Ordinance Section 7.5.3. The private roadways internal to the development as submitted are designated as fifty (50) foot right of ways.

According to Section 7.5.3.B; any private roadway must make provision for immediate access for the Pender County Emergency Service (Law Enforcement, Fire & Rescue) vehicles and employees to the development and shall provide for an easement for such services and an easement shall be provided to Pender County and its employees for the administration of Pender County Ordinances. This will be examined at the development plan submittal and the Technical Review Committee.

Forest Sound Road

The Applicant has provided evidence of legal rights for ingress and egress through Forest Sound Road (private) from the subject property. These documents may be found in Attachment 5. The access point and use of Forest Sound Road (private) shall be in accordance with the current HOA of Forest Sound and their road maintenance agreement on this private roadway.

Forest Sound Road (private) from US HWY 17 to the site access shall be designed and constructed in compliance with current NCDOT Subdivision Roads Minimum Construction Standards per Section 7.5.3 of the Pender County Unified Development Ordinance. The Applicant may provide such certification through the Private Road Certification and Defects Guarantee both found in Appendix D of the Unified Development Ordinance; typical Forms and Surveyor Notes. These improvements are required at the time development approval for each Phase as submitted. Policy 2B.1.9 of the 2010 Comprehensive Land Use Plan States; as recommended in the Coastal Pender Collector Streets Plan, all new streets that have the potential to connect adjacent developments should be constructed to NCDOT secondary road standards and accepted for public maintenance to ensure future connectivity.

According to the Applicant this roadway was constructed in the early 1990s to NCDOT standards, therefore the upgrades necessary to the roadway may only be surfacing changes. Any upgrades to the roadways shall be in accordance with NCDOT standards for surfacing and construction and certified in accordance with Appendix D.

The driveway connection between Forest Sound Road (private) and US HWY 17 shall be approved through a NCDOT Driveway Permit and the approved Traffic Impact Analysis.

Adjacent Connections

According to Section 7.5.1.A.6 of the Pender County Unified Development Ordinance; the layout of the streets as to arrangement, width, grade, character, and location shall conform to...the adjoining street system, as well as, existing, planned and proposed streets. Reasonable access will be provided to adjacent properties for development. According to the 2010 Comprehensive Land Use Plan Section II page nine (9); a lack of interconnectivity forces vehicular traffic to public collector streets and major thoroughfares which increases traffic volumes and decreases traffic carrying capacities of public streets. Pender County's interconnectivity standards are based on reasonableness and adequacy.

The submitted site plan makes connection from the public collector roadway to Second Street (SR 1616). This right of way is through the platted subdivision Section 5 Hampstead on the Sound recorded at the Register of Deeds on Map Book 8 Page 27 (Attachment 6). The developer will incur the costs of completing the connection to Second Street (SR 1616) and Lea Drive (SR 1614) across the platted and reserved sixty (60) foot right of way.

The second connection is the proposed public collector roadway to existing Forest Sound Road (private). The applicant has provided evidence of their legal right to utilize Forest Sound Road, these documents can be found in Attachment 5.

There is one final connection identified on Map Book 33 Page 107 as Davis Drive, identified as a sixty (60) foot public right of way to connect from the subject property to Lea Drive Extension (SR 1614) (Attachment 7). This is a dedicated right of way identified on the plat, which is not built at this time. Additionally, Lea Drive Extension (SR 1614) is not built at this time and a connection to Davis Drive would also require roadway improvements along Lea Drive Extension, shown on Map Book 7 Page 23 (Attachment 8).

Planning Staff had previously brought this connection to the attention of the Applicant in order to facilitate reasonable access to adjacent properties to conform to the adjoining street system through the planned street Davis Drive. The developer provided a traffic evaluation as to the necessity of this connection and asserts that reasonable access is provided in the current site layout without the Davis Drive and Lea Drive Extension (SR 1614) connection (Attachment 9). Due to the identified environmental impacts and the proposed twenty-five (25) percent of the site traffic to utilize this additional connection, the traffic engineer did not recommend this connection. Staff would recommend that if the site plan changes or if additional single family residential structures are proposed within the subject property that this connection be re-evaluated at that time.

Traffic Impact Analysis

According to the Coastal Pender Collector Street Plan, any development proposal which is in the identified Wilmington Metropolitan Planning Organization's planning bounds and proposes to generate more than 100 trips during the peak hours, based on the latest version of the Institute of Transportation Engineers Trip Generation Manual shall require a Traffic Impact Analysis (TIA) report. A TIA is a submitted traffic analysis document which includes, but is not limited to: a summary of the analysis and results, site plans, traffic counts and forecasts, volume generation, any assumptions used in the analysis, and any variations from these guidelines. This conditional rezoning request meets the threshold to require a TIA.

The TIA Scoping Document was submitted by the Applicant's traffic engineer and approved by the WMPO (Attachment 10). The TIA shall examine existing conditions traffic from 6:30AM-8:30AM and from 4PM-6PM at five (5) key locations;

1. US 17 and Peanut Road/Factory Road
2. US 17 and Forest Sound Road (proposed signal warrant analysis)
3. Lea Drive and Second Street/ Site Driveway
4. Lea Drive and Factory Road
5. Forest Sound Road and Site Driveway

The TIA will consider existing conditions, background traffic, build out traffic conditions, approved roadway improvements and potential signal warrants. Counts will be taken while school is in session and will meet NCDOT Congestion Management Guidelines. A three (3) percent growth rate calculated per year for Pender County shall be used with a projected buildout of 2017 for this specific project. The completed TIA is required prior to development approval.

A current State Transportation Improvement Project to be considered is U-5732 US HWY 17 Superstreet from Washington Acres Road (SR 1582) to Sloop Point Loop Road (SR 1563). This project is scheduled to begin right of way acquisition in 2019 with potential construction in 2021. A preliminary design of this portion of the Superstreet project can be viewed in Attachment 11.

Within the NCDOT's U-5732 project, a connection proposed as Dan Owen Drive (private) to Factory Road (SR 1570) is recommended and shown in the US 17/ NC 210 Corridor Study (pg. 21). This roadway connection would reduce safety concerns at adjacent intersections such as Factory Road (SR 1570) and US HWY 17. According to NCDOT there is no corridor reserved or engineering completed on this potential project. There is potential for this portion of the overall Superstreet project to be accelerated based on development proposals in close vicinity, namely this conditional rezoning request. The Applicant and Staff have been in communication with NCDOT about accelerating this project to ensure the safety of citizens and traveling in Hampstead.

Environmental Concerns

The subject parcel, of ±120.87 acres does contain portions of environmentally sensitive areas including wetlands and floodplains.

Wetlands

There are wetlands located throughout the property and the Applicant is in process of delineating these potential areas. At current there is no Jurisdictional Delineation (JD) to support the identified wetlands provided by the private environmental consultant. A JD is required at the time of development plan submittal. Any development within these areas may be subject to the permit requirements of Section 404 of the Clean Water Act.

Flood

A portion of the subject property located on northeast side of the subject property nearest to Corcus Ferry Road (private) is located within the "Approximate Zone AE" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720329200J, Panel Number 3292. The AE floodzone is an area subject to inundation by the 1% annual chance shallow flooding where average depths are 1-3 feet with identified Base Flood Elevations; the established BFE is ten (10) feet on this small portion of the property. Any development within the Special Flood Hazard Area would be required to comply with the Pender County Flood Damage Prevention Ordinance.

However, with the new FIRMs released this year, to serve as the best available data it appears that the amount of the parcel in the "Approximate Zone AE" was increased on Panel 3292 to a BFE of twelve (12) feet and the addition of some Shaded X zone. The Shaded X zone is a moderate risk area with 0.2% annual chance floodplain where the average flooding depths are less than one (1) foot.

All development in these areas will require re-examination at the time of development plan submittal in accordance with the best available flood data. At this time the applicant proposes that these areas be incorporated into open space and the rear of some single family residential lots.

CAMA

After a preliminary analysis, it appears there are no CAMA Areas of Environmental Concern located on the project site. CAMA Areas of Environmental Concern are tidal and/or navigable waters within Pender County that are classified as Public Trust Area up to the normal high water line or normal water level and are subject to the regulations of the Divisions of Coastal Management.

Public Input Meeting

On September 2, 2015 the Applicant held a Community Meeting at the Auditorium of the Hampstead Annex at 4:30PM in accordance with Section 3.4.3 of the Pender County Unified Development Ordinance. Approximately sixty (60) citizens were present at the meeting; the meeting report can be found in Attachment 12. Concerns raised at this community meeting include but were not limited to;

1. type of product and the projected price point
2. timeframe for construction build out
3. impact on schools
4. planned roadway improvements and the coordination of the U-5732 Hampstead Superstreet
5. traffic and safety at Forest Sound Rd. (private) driveway with US HWY 17
6. maintenance of Forest Sound Rd. (private)
7. construction traffic
8. wetlands, drainage and other environmental impacts
9. safety of neighborhood and the private boat ramp
10. the unknown potential of the stub connection shown on the southwestern portion of the proposal
11. future land use and growth patterns of the County
12. appropriate buffers
13. buildout if the conditional rezoning proposal is not approved
14. utilities connections.

Following the Community Meeting, the Applicant has met with Forest Sound HOA Representatives to devise a list of mutually established conditions to further expand upon on the concerns. These potential conditions have been included in the report for the Board's consideration.

Technical Review Committee

On September 8, 2014 the Pender County Technical Review Committee reviewed the Applicant's submittal; the responses were collected in Attachment 13.

EVALUATION

- A) **Public Notifications:** Public Notice of the proposal for map change has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.
- B) **Existing Zoning in Area:** The subject property is located to the east of US HWY 17 properties which are zoned GB, General Business zoning district, to the south and west of the residential subdivision Forest Sound which is zoned RP, Residential Performance zoning district, and to north of the residential subdivision Hampstead on the Sound in Hampstead which is also zoned RP, Residential Performance zoning district.
- C) **Existing Land Use in Area:** The subject property is located to the east of the Hampstead Annex Building, Hampstead Medical Center, and two (2) restaurants. The property is located to the south and west of the residential subdivision Forest Sound with single family residential uses, and to north of the residential subdivision Hampstead on the Sound also with single family residential uses.
- D) **2010 Comprehensive Land Use Plan Compliance:** The 2010 Comprehensive Land Use Plan designates the subject property as Mixed Use. The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner.

The following goals and policies within this plan which may support the rezoning request:

Growth Management Goal 1A.1. Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.

Policy 1A.1.1 Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.

Policy 1A.1.2 Encourage development in areas where the necessary infrastructure-roads, water, sewer and schools- are available, planned or can be most cost effectively provided and extended to serve existing and future development.

Policy 1A.1.4 The County should develop and utilize innovative and flexible land planning techniques that encourage developments to efficiently use land resources that result in more compact urban areas, infill development, redevelopment, and the adaptive re-use of existing buildings.

Policy 1A.1.5 The county supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

Policy 1A.1.6 Use conditional zoning process to enable developers to contribute to addressing the impact of developments on capital facilities and other resources; incorporate regulations into new Unified Development Ordinance to enable a small project to address specific impacts to an existing adjacent community.

Water and Sewer Policy 2A.1.3 Encourage systems to be designed and located such that expansion to serve future development is feasible.

Transportation Goal 2B.1 Manage the timing, location, and intensity of growth by coordinating transportation improvements in accordance with the Comprehensive Land Use Plan and the Coastal Pender Collector Street Plan.

Policy 2B.1.2 Ensure that Pender County's transportation needs are adequately addressed through the Wilmington MPO and Cape Fear RPO Transportation Improvement Program requests.

Policy 2B.1.7 Ensure that the Coastal Pender Collector Street Plan, adopted on May 21, 2007, is used consistently when reviewing and approving new development proposals within the Hampstead and Scotts Hill areas of the County. Consider applying the Plan recommendations for roadway connectivity to all new developments countywide.

Policy 2B.1.9 As recommended in the Coastal Pender Collector Streets Plan, all new streets that have the potential to connect adjacent developments should be constructed to NCDOT secondary road standards and accepted for public maintenance to ensure future connectivity.

Emergency Services Policy 2E.1.2 Ensure that streets and parking lots within new developments are designed and constructed to accommodate the turning radius and load bearing requirements for emergency services vehicles and equipment.

Preferred Development Patterns Policy 3A.1.3 Support the inclusion in the UDO of conditional zoning which provides more flexibility for the land owner/developer and the County to mutually agree upon specific development conditions and requirements. (Conditional zoning is a method that incorporates all the site-specific standards directly into the zoning district regulation and then applies that zoning district only to the property that is the subject of the rezoning petition.

Community Design and Appearance Goal 3C.2 Improve community appearance by using cluster development options to preserve roadside views and open space.

Coastal Pender Small Area Plan Policy 4A1.2 Establish flexible development regulations which encourage a variety of mixed use infill and re-development along the US HWY 17 corridor.

The following policy within this plan may not support the rezoning request:

Growth Management Policy 1A.1.3 The County shall actively direct growth towards suitable land areas and away from fragile natural resource areas, conservation areas and hazardous areas.

E) Unified Development Ordinance Compliance: Article 3.3.8 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for rezoning can be made.

3.4.4 Review Criteria for Rezoning

- A. When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:
- 1) The application's consistency to the general policies and objectives all adopted Land Use Plans and Unified Development Ordinance.
 - 2) The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - 3) The report of results from the public input meeting.

F) Conditions for Approval of Petition

1. Uses allowed shall be limited to one hundred and six (106) Single Family Detached Conventional housing type as defined typical neighborhood amenities and project infrastructure, as well as an approved telecommunication tower (Case 10965). A “single-family detached residence” shall be a dwelling unit located on a single lot with private yards on all four sides.
2. The Applicant shall submit an approved Traffic Impact Analysis (TIA) prior to the approval of any phases of the development proposal.
3. Buffers

- a. The project shall provide a twenty (20) foot buffer within common area along Forest Sound Road (private) where single family lots are proposed and are adjacent to the private road right of way through a combination of existing vegetation and supplemental plantings to preserve community cohesiveness with the adjacent Forest Sound neighborhood to the extent practical. Buffer plantings shall be installed in addition to existing natural growth on the property where existing vegetation and natural growth does not meet the required buffer.

The plantings shall consist of indigenous trees and shrubs such as but not limited to; wax myrtles, red cedars, oak species, maples and other similar species. The specific plantings shall have a minimum plant size in accordance with the Pender County Unified Development Ordinance (Section 8.1.6) including; for canopy trees a minimum of a two (2) inch caliper measured at four and a half (4.5) feet above ground and planted thirty (30) feet on center or as a mature canopy tree may dictate and for understory trees a minimum of four (4) feet in height at planting.

Landscape and buffer maintenance shall be the responsibility of the homeowners association and referenced within the restrictive covenants and subsequently recorded in the Pender County Register of Deeds. All buffer installation is required prior to the Final Plat approval of any phase.

- b. Applicant met with adjacent property owners located on Second Street (SR 1616) where the platted right of way exists located within the legal description of “Lot 1 & 2” and “Lot 19 & 20” on Map Book 8 Page 27 Hampstead on the Sound Section 5 and both parties agreed to mutually define, establish, and install a landscape buffer equal to ten (10) feet in width measured from the outside boundary of the NCDOT right of way identified as Second Street (SR 1616) and the side yard of each property aforementioned.

The plantings shall consist of indigenous trees and shrubs such as but not limited; to wax myrtles, red cedars, oak species, maples and other similar species as available. The specific plantings shall be a minimum of two (2) inch caliper. All buffers shall be installed by the Applicant at Applicant’s expense and maintained by property owners as mutually agreed upon.

The developer shall work with NCDOT in the installation of any additional driveway accesses requested by the property owners on Second Street (SR 1616) and culverts, if any, to allow for access to existing rear yards.

- c. The project shall contain a twenty (20) foot landscape easement measured from the rear of the lots on the eastern property boundaries (Grovediere Lane), specifically lot numbers 20-23 as depicted on the Conditional Rezoning Site Plan dated September 14, 2015. The easement shall require the Applicant and property owners for these lots to maintain existing and natural vegetation. The easement shall serve as a perpetual vegetative buffer between adjacent properties. Responsibility of maintenance shall be conveyed to each individual property owner and referenced and enforced by the rights conveyed to the

homeowners association through the bylaws and restrictive covenants recorded at the Pender County Register of Deeds.

4. Roadways

- a. The Applicant shall collaborate with the Forest Sound Homeowners Association, herein FSHA, to devise a Road Maintenance Agreement specifically to address improvements and long-term maintenance of Forest Sound Road (private) from the site entrance to US HWY 17. The applicant has agreed to resurface Forest Sound Road (private) and enter into a mutually satisfactory Agreement, herein "Agreement", with the FSHA to effectuate the same. The Agreement will define the resurfacing to meet or exceed the current NCDOT Subdivision Roads (Secondary Roads) Standards for resurfacing. All improvements are required prior to the approval of Final Plat for any phase.
- b. If there are any changes requested to the site plan presented with this Conditional Rezoning or if additional single family residential structures are proposed, the project shall be reevaluated in accordance with Pender County Unified Development Ordinance standards. If future development is proposed, roadway connection to Davis Road and Lea Drive Extension (SR 1614) will be reevaluated.

5. The Applicant and FSHA have collaborated independently from Pender County to mutually agree upon a private agreement to assist in alleviating some of the concerns FSHA expressed as a result of the proposed development. Some of the terms and conditions of the private agreement contain provisions for the following;

- a. Privacy through funding a private gate entrance designed and maintained by FSHA.
- b. Formal education by Applicant delivered to each future homeowner of the proposed residential subdivision through written documents, such as but not limited to Restrictive Covenants, maps, and notices, outlining the easements, buffers and various private property areas of the FSHA and the necessary legal requirements to adhere to the private property restrictions in place to protect unauthorized access of the same.

RECOMMENDATION

The application consists of a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district. As submitted, the request complies with all criteria set forth in Section 3.4.4 Review Criteria for Rezoning of the Pender County Unified Development Ordinance and is not in conflict with the 2010 Comprehensive Land Use Plan. The application is consistent with three (3) goals and thirteen (13) policies of the 2010 Pender County Comprehensive Land Use Plan and conflicts with one (1) policy.

At their October 13, 2015 meeting the Pender County Planning Board unanimously recommended approval of the conditional rezoning request with the conditions as outlined in this report.

BOARD ACTION FOR REZONING REQUEST

Motion: Fullerton Seconded: Nalee

Approved: x Denied: _____ Unanimous: x

Williams: abstained McClammy: x Fullerton: x Baker: Edens: abstained Marshburn:
x Nalee: x

Attachments

1. SUP 10965
2. Unified Development Ordinance Requirements
3. Intent to Service Wastewater Letter
4. 2007 Coastal Pender Collector Street Plan Figure 4.1
5. Legal Rights to Forest Sound Road (private)
6. Hampstead on the Sound Map Book 8 Page 27
7. Davis Drive Map Book 33 Page 107
8. Hampstead on the Sound Map Book 7 Page 23
9. Traffic Evaluation Letter
10. Approved TIA Scope
11. U- 5732 Project
12. Community Meeting Report
13. TRC Comments
14. RP Zoning District Proposal

Applicant's Engineer
 Paramount Engineering
 910 791 6707

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD 11458	Date	8/18/2015
Application Fee	\$ 1,658.70	Receipt No.	152136
Pre-Application Conference	7/8/2015 2pm	Hearing Date	TRC 9/8/15 BOC 11/23 PB 10/6/15
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	GREY BULL INC	Owner's Name:	LINDA TAYLOR
Applicant's Address:	12917 DURANT RD	Owner's Address:	3210 HOWARD LANE
City, State, & Zip	RALEIGH, NC 27614	City, State, & Zip	HAMPSTEAD, NC 28443
Phone Number:		Phone Number:	
Legal relationship of applicant to land owner: AUTHORIZED APPLICANT			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3292-27-2190-0000	Total property acreage:	120.87 AC
Current Zoning District:	RP	Proposed Zoning District:	RM-CD
Project Address or Location:	FOREST SOUND RD		
Proposed Uses to be Considered (Include NAICS Code):			
SINGLE FAMILY DETACHED HOMES			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
N/A			
SECTION 3: SIGNATURES			
Applicant's Signature	Robert H. Spalton Manager Paramount Engineering, LLC	Date:	8-18-15
Owner's Signature	Linda N. Taylor	Date:	8-18-15
NOTICE TO APPLICANT			
1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda			

Conditional (Zoning Map) Amendment Checklist

✓	<input checked="" type="checkbox"/>	Signed application form
✓	<input checked="" type="checkbox"/>	Application fee
✓	<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
need	<input type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.
✓	<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
✓	<input checked="" type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board
✓	<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners
✓	<input checked="" type="checkbox"/>	Digital (.pdf) submission of all application materials
	<input type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
narrative	<input type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.
✓	<input checked="" type="checkbox"/>	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application
✓	<input checked="" type="checkbox"/>	A generalized site development plan shall include the following items: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input checked="" type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input checked="" type="checkbox"/> All existing easements, reservations and rights of way. <input checked="" type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input checked="" type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. <input checked="" type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input checked="" type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input checked="" type="checkbox"/> Phasing. 1 PHASE <input checked="" type="checkbox"/> Signage. - LOCATED AT PROJECT ENTRY RDS <input type="checkbox"/> Outdoor lighting. TBD <input checked="" type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.

Office Use Only

ZMA-CD Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)	Total Fee Calculation: \$ $500 + (115.87 \times 10) = 1658.7$					
Attachments Included with Application: (Please include # of copies)						
CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash: <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input checked="" type="checkbox"/> Check # <u>7727</u>		
Application received by:	<u>Megan O'Hare</u>				Date: <u>8/18/2015</u>	
Application completeness approved by:	<u>Megan O'Hare</u>				Date: <u>8/20/2015</u>	
Dates scheduled for public hearing:	<input type="checkbox"/> Planning Board: <u>10/6/2015</u>		<input checked="" type="checkbox"/> Board of Commissioners: <u>11/23/2015</u>			

TRC 9/8/2015

Authority for Appointment of an Agent

The undersigned owner Linda Taylor do hereby appoint Paramounte Engineering as his/her/its exclusive agent for the purpose of requesting a conditional rezoning of the Pender County subject property, Parcel ID 3292-27-2690-0000, as described in the attached conditional rezoning applications and associated documents. This letter also gives authority to Robert Jackson, representative of Grey Bull, Inc. as applicant for the above mentioned property.

The appointed agent may:

1. Submit any required supplemental materials needed to complete the conditional rezoning
2. Act on the owner's behalf with regard to any and all things directly or indirectly connected with or arising out of the request for conditional rezoning.

This agency agreement shall continue in effect until written notice of revocation by the owner is delivered to Pender County.

Agent Name: Paramounte Engineering
Primary Contact: Tim Clinkscales
Contact's Email: tclinkscales@paramounte-eng.com
Agent Address: 5911 Oleander Dr., Suite 201
Wilmington, NC 28403
Agent Phone Number: 910.791.6707

Property Owner: Linda Taylor

Owner's Signature: _____

Date: 8-18-15

Linda H. Taylor

PARAMOUNTE

ENGINEERING, INC.

Grey Bull Project Narrative:

The proposed development on Pender County parcel # 3292-27-2690-0000 will offer a single family neighborhood of up to 106 lots shown as ranging in size from approximately 6,800 sf to 12,000 sf and greater. The current zoning for the site is RP and only allows lot sizes 15,000 sf and up. The proposed RM conditional zoning for the neighborhood allows the use of smaller lots nestled among the tract's wetlands. The proposed RM conditional zoning also allows greater flexibility in individual lot setbacks.

The proposed development employs the use of swales instead of ponds to handle on-site stormwater.

All uses within the proposed Grey Bull development except the existing cell tower, single family homes, associated neighborhood amenities, utilities and project infrastructure will be eliminated from possible development on the site.

There is not a traffic analysis for the project at this time.

GREY BULL PROPERTY

FOREST SOUND RD.
PENDER COUNTY, NORTH CAROLINA

CONDITIONAL REZONING

AUGUST 2015
REVISED 9/14/15 PER TRC MEETING ON 9/8/15

FOR:
GREY BULL, INC.
12917 DURANT RD.
RALEIGH, NC 27614

DEVELOPER:
GREY BULL, INC.
12917 DURANT RD
RALEIGH, NC 27614
ATTN: ROBERT H. JACKSON, (919) 291-8721

ENGINEER (CIVIL):
PARAMOUNTE ENGINEERING, INC.
5911 OLEANDER DRIVE, SUITE 201
WILMINGTON, NORTH CAROLINA 28403
ATTN: TIMOTHY G. CLINKSCALES, P.E. (910) 791-6707

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	OVERALL SITE PLAN
SV-1	PROPERTY SURVEY

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY
DEVELOPMENT
ATTN: ASHLEY FRANK
PH: 910-259-1274

PENDER COUNTY UTILITIES (WATER & SEWER)
ATTN: BRYAN McCABE, PE
PH: 910-259-0212

PIEDMONT NATURAL GAS
ATTN: CARL PROJEET
PH: 910-350-2242

DUKE ENERGY
ATTN: KEVIN LEATHERWOOD
PH: 910-692-4304

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

BELL SOUTH
ATTN: STEVE DAYVAULT
PH: 910-392-8172

TIME WARNER CABLE
PH: 910-753-4638



PREPARED BY:
PARAMOUNTE
ENGINEERING, INC.

5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

PROJECT # 15204.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

GREY BULL PROPERTY

FOREST SOUND RD.
PENDER COUNTY, NORTH CAROLINA

CONDITIONAL REZONING

AUGUST 2015
REVISED 9/14/15 PER TRC MEETING ON 9/8/15

FOR:
GREY BULL, INC.
12917 DURANT RD.
RALEIGH, NC 27614

DEVELOPER:
GREY BULL, INC.
12917 DURANT RD
RALEIGH, NC 27614
ATTN: ROBERT H. JACKSON, (919) 291-8721

ENGINEER (CIVIL):
PARAMOUNTE ENGINEERING, INC.
5911 OLEANDER DRIVE, SUITE 201
WILMINGTON, NORTH CAROLINA 28403
ATTN: TIMOTHY G. CLINKSCALES, P.E. (910) 791-6707

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	OVERALL SITE PLAN
SV-1	PROPERTY SURVEY

NOTICE REQUIRED

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CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY
DEVELOPMENT
ATTN: ASHLEY FRANK
PH: 910-259-1274

PIEDMONT NATURAL GAS
ATTN: CARL PROJEET
PH: 910-350-2242

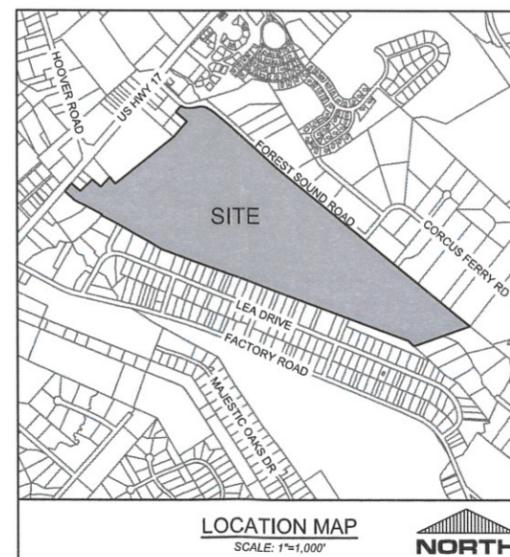
EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

PENDER COUNTY UTILITIES (WATER & SEWER)
ATTN: BRYAN McCABE, PE
PH: 910-259-0212

DUKE ENERGY
ATTN: KEVIN LEATHERWOOD
PH: 910-692-4304

BELL SOUTH
ATTN: STEVE DAYVAULT
PH: 910-392-8712

TIME WARNER CABLE
PH: 910-763-4638

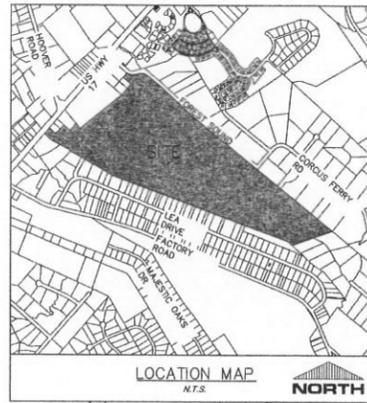


PREPARED BY:
PARAMOUNTE
ENGINEERING, INC.

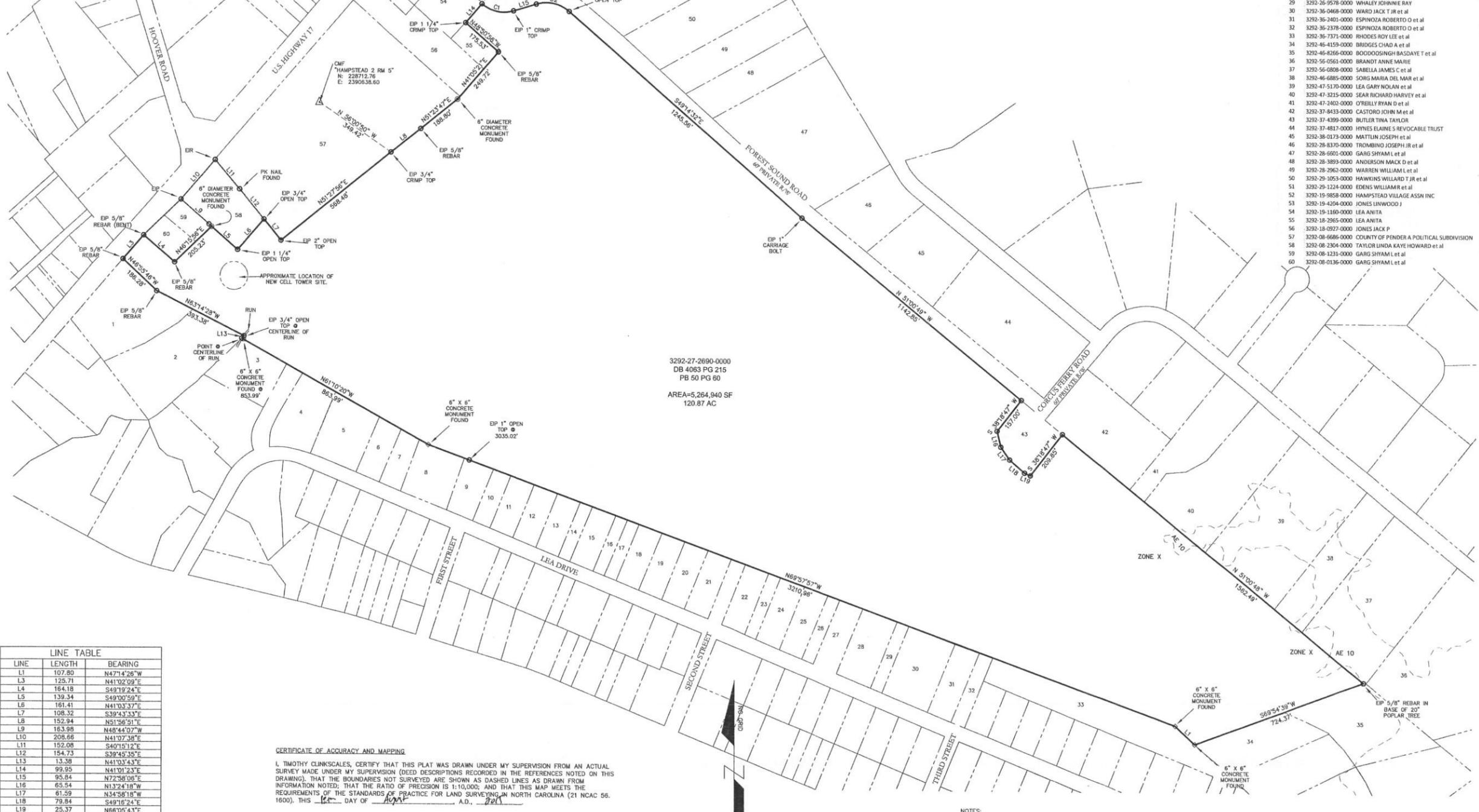
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

PROJECT # 15204.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



LOCATION MAP
N.T.S. NORTH



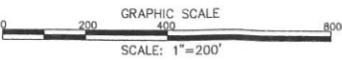
LINE	LENGTH	BEARING
L1	107.80	N47°14'26\"W
L3	125.71	N41°02'09\"E
L4	164.18	S49°19'24\"E
L5	139.34	S49°00'59\"E
L6	161.41	N41°03'37\"E
L7	108.32	S38°33'33\"E
L8	152.94	N51°36'51\"E
L9	163.98	N48°44'07\"W
L10	208.66	N41°07'38\"E
L11	152.08	S40°15'12\"E
L12	154.73	S39°45'35\"E
L13	13.38	N41°03'43\"E
L14	99.95	N41°03'43\"E
L15	95.84	N72°58'09\"E
L16	65.54	N13°24'18\"W
L17	61.59	N34°58'18\"W
L18	79.84	S49°16'24\"E
L19	25.37	N66°05'43\"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	135.94	134.17	S77°57'23\"E	130.20
C2	142.50	141.25	N78°04'51\"W	136.54

CERTIFICATE OF ACCURACY AND MAPPING
 I, TIMOTHY CLINKSCALES, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING). THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 16 DAY OF April, A.D. 2007

I, TIMOTHY CLINKSCALES, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 TIMOTHY CLINKSCALES, PLS LICENSE NO. L-4953

3292-27-2690-0000
 DB 4063 PG 215
 PB 50 PG 60
 AREA=5,264,940 SF
 120.87 AC



- NOTES.**
- AREA CALCULATED BY COORDINATES.
 - PROPERTY IS LOCATED WITHIN 349.42' FROM A NCGS MONUMENT "HAMPSTEAD 2 RS".
 - THIS TRACT LIES WITHIN DESIGNATED FLOOD ZONE X AND AE 10, ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER 3720329200J, BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

PIN	NAME	DEED BOOK	DEED PAGE
1	3292-07-8857-0000 HAMPSTEAD CROSSING LLC	4289	200
2	3292-07-1701-0000 HAMPSTEAD CROSSING LLC	4289	200
3	3292-07-3653-0000 ARMSTRONG MARK JEFFERY et al	4415	93
4	3292-07-5477-0000 SMITH CLIFFORD HAROLD III	1549	238
5	3292-07-7430-0000 LORUSSO JESSICA	2045	61
6	3292-07-9384-0000 FOWLER GARY J	673	203
7	3292-07-9360-0000 JONES ROBERT C et al	676	142
8	3292-17-1204-0000 BLAKE JAMES ROY	1056	111
9	3292-17-2158-0000 FUTRELL JOSEPH LEE et al	942	116
10	3292-17-3136-0000 HOWARD CHARLENE C	707	41
11	3292-17-4121-0000 HOWARD CHARLENE C	707	41
12	3292-17-5017-0000 ELMORE ROBERT W et al	587	200
13	3292-17-6004-0000 SMITH CLAUDE ALLEN et al	2323	40
14	3292-17-6071-0000 GARVEY KENNETH L et al	3729	274
15	3292-16-7948-0000 GARVEY KENNETH L et al	3729	274
16	3292-16-8917-0000 GARVEY KENNETH L et al	3729	274
17	3292-16-9646-0000 SMITH GLADYS ANN	501	7
18	3292-16-9932-0000 SMITH GLADYS ANN	456	239
19	3292-26-0828-0000 GARVEY THURMAN et al	3305	152
20	3292-26-1825-0000 WILLIAMS JAMES D JR	4999	53
21	3292-26-2812-0000 JOHNSTON KANSAS KURT	4239	63
22	3292-26-3777-0000 MURRAY TONY FRANCIS	630	199
23	3292-26-4732-0000 MURRAY TONY FRANCIS	630	199
24	3292-26-5711-0000 MURRAY TONY F	767	216
25	3292-26-5696-0000 SPIVEY EDITH GARVEY	625	234
26	3292-26-6663-0000 SPIVEY EDITH GARVEY	2569	90
27	3292-26-7630-0000 LACIVITA MICHAEL DAVID et al	3415	8
28	3292-26-8543-0000 FUTRELL RANNY H et al	2934	232
29	3292-26-9578-0000 WHALEY JOHNNIE RAY	4104	190
30	3292-36-0468-0000 WARD JACK T JR et al	456	174
31	3292-36-2401-0000 ESPINOZA ROBERTO O et al	1894	110
32	3292-36-3178-0000 ESPINOZA ROBERTO O et al	1894	110
33	3292-36-7371-0000 RHODES ROY LEE et al	559	16
34	3292-46-4159-0000 BRIDGES CHAD A et al	4581	36
35	3292-46-8266-0000 BOODOOSINGH BASDAVE T et al	3762	222
36	3292-56-0561-0000 BRANOT ANNE MARIE	4586	330
37	3292-56-0808-0000 SABELLA JAMES C et al	1188	121
38	3292-46-6885-0000 SORIG MARIA DEL MAR et al	2946	233
39	3292-47-5170-0000 LEA GARY NOLAN et al	592	104
40	3292-47-5215-0000 SEAR RICHARD HARVEY et al	3287	131
41	3292-47-2402-0000 O'BELLY RYAN D et al	2497	114
42	3292-37-8433-0000 CASTORO JOHN M et al	1073	65
43	3292-37-4399-0000 BUTLER TIMA TAYLOR	4288	290
44	3292-37-4817-0000 HYNES ELAINE S REVOCABLE TRUST	1337	158
45	3292-38-0173-0000 MATTIUN JOSEPH et al	1829	281
46	3292-28-8370-0000 TROMBINO JOSEPH JR et al	1031	255
47	3292-28-8601-0000 GARG SHYAM L et al	701	119
48	3292-28-3893-0000 ANDERSON MARK D et al	2252	270
49	3292-28-2962-0000 WARREN WILLIAM L et al	2655	304
50	3292-29-1053-0000 HAWKINS WILLARD T JR et al	3544	158
51	3292-29-1224-0000 EDENS WILLIAM R et al	4015	81
52	3292-19-9858-0000 HAMPSTEAD VILLAGE ASSN INC	744	547
53	3292-19-4204-0000 JONES LINWOOD J	3348	173
54	3292-19-1160-0000 LEA ANITA	403	262
55	3292-19-2955-0000 LEA ANITA	980	59
56	3292-18-0927-0000 JONES JACK P	4520	166
57	3292-08-6666-0000 COUNTY OF PENDER A POLITICAL SUBDIVISION	2317	338
58	3292-08-2304-0000 TAYLOR LINDA KAYE HOWARD et al	4063	215
59	3292-08-1231-0000 GARG SHYAM L et al	676	217
60	3292-08-0136-0000 GARG SHYAM L et al	676	217

REVISIONS:

CLIENT INFORMATION:

GREY BULL, INC.
 12917 DURANT ROAD
 RALEIGH, NC 27614

PARAMOUNT
 ENGINEERING & SURVEYING
 5911 Oleander Drive, Suite 201
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)

PROPERTY SURVEY
 GREY BULL PROPERTY
 US HWY 17 HAMPSTEAD
 TOPSAIL TOWNSHIP
 PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS
 CONCEPTUAL LAYOUT:
 PRELIMINARY LAYOUT:
 RELEASED FOR CONSTRUCTION:
 DRAWING INFORMATION
 8/19/2009
 SCALE:
 DESIGNER:
 CHECKER:



SV-1

PEI JOB# 15204.PE



REQUEST FOR BOARD ACTION

ITEM NO. 19.

DATE OF MEETING: June 17, 2013

REQUESTED BY: Ed McCarthy, Planner II, Planning & Community Development

SHORT TITLE: Resolution to Approve a Special Use Permit (SUP) for the Construction and Operation of a Telecommunication Tower.

BACKGROUND: Optima Towers IV, LLC, applicant, on behalf of Linda K. Howard Taylor, owner, is requesting approval of a Special Use Permit for the construction and operation of a 195-foot monopole-style wireless telecommunication tower. The property is located on the eastern side of US Highway 17 approximately 1,000 feet northeast of Factory Road and may be identified as Pender County PIN 3292-73-2845-0000. The property is zoned RP, Residential Performance, and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses, telecommunication towers are permitted via Special Use Permit in the RP zoning district.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Special Use Permit for a telecommunication tower.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

The Board hereby (approved, modified, denied) a special use permit for a telecommunication tower, as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED Williams SECONDED McCoy

APPROVED X DENIED UNANIMOUS

YEA VOTES: Brown ___ McCoy ___ Tate Ward ___ Williams ___

George R. Bonta 6/17/2013
Chairman

Date

[Signature] 6/17/2013
ATTEST Date

infinigy
engineering
2255 SEWELL MILL ROAD
SUITE 130
MARIETTA, GA 30062
TEL: 678-444-4463
FAX: 678-444-4472



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

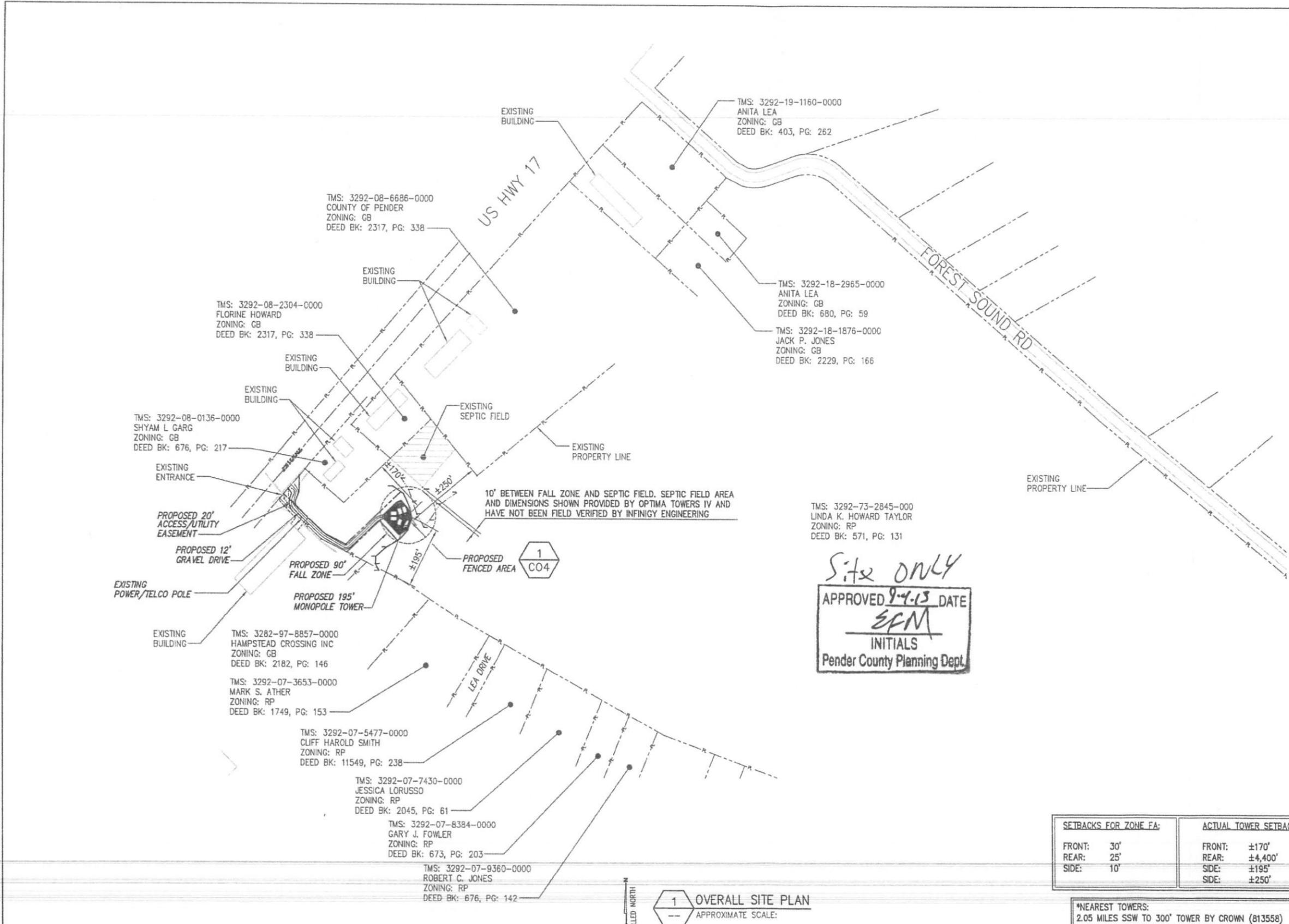
2	ISSUED FOR CONSTRUCTION	CJM	8/29/13
1	ISSUED FOR CONSTRUCTION	CJM	7/10/13
0	ISSUED FOR CONSTRUCTION	CJM	7/23/13
A	NOT FOR CONSTRUCTION	CJM	6/20/13
No.	Submitted / Revision	App'd	Date
Drawn:	TMA	Date:	6/20/13
Designed:	GMA	Date:	6/20/13
Checked:	CJM	Date:	6/20/13

Project Number: 120-212
Project Title: **FACTORY ROAD NC-1018**
US HIGHWAY 17
HAMPSTEAD, NC 28443

Prepared For:
OPTIMA Towers IV
PO BOX 2041
MT. PLEASANT, SC 29465

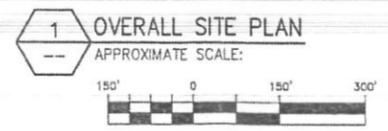
Drawing Scale: AS NOTED
Date: 6/20/13

Drawing Title: **OVERALL SITE PLAN**
Drawing Number: **C03A**



TMS: 3292-73-2845-000
LINDA K. HOWARD TAYLOR
ZONING: RP
DEED BK: 571, PG: 131

Site ONLY
APPROVED 8-4-13 DATE
SFM
INITIALS
Pender County Planning Dept.

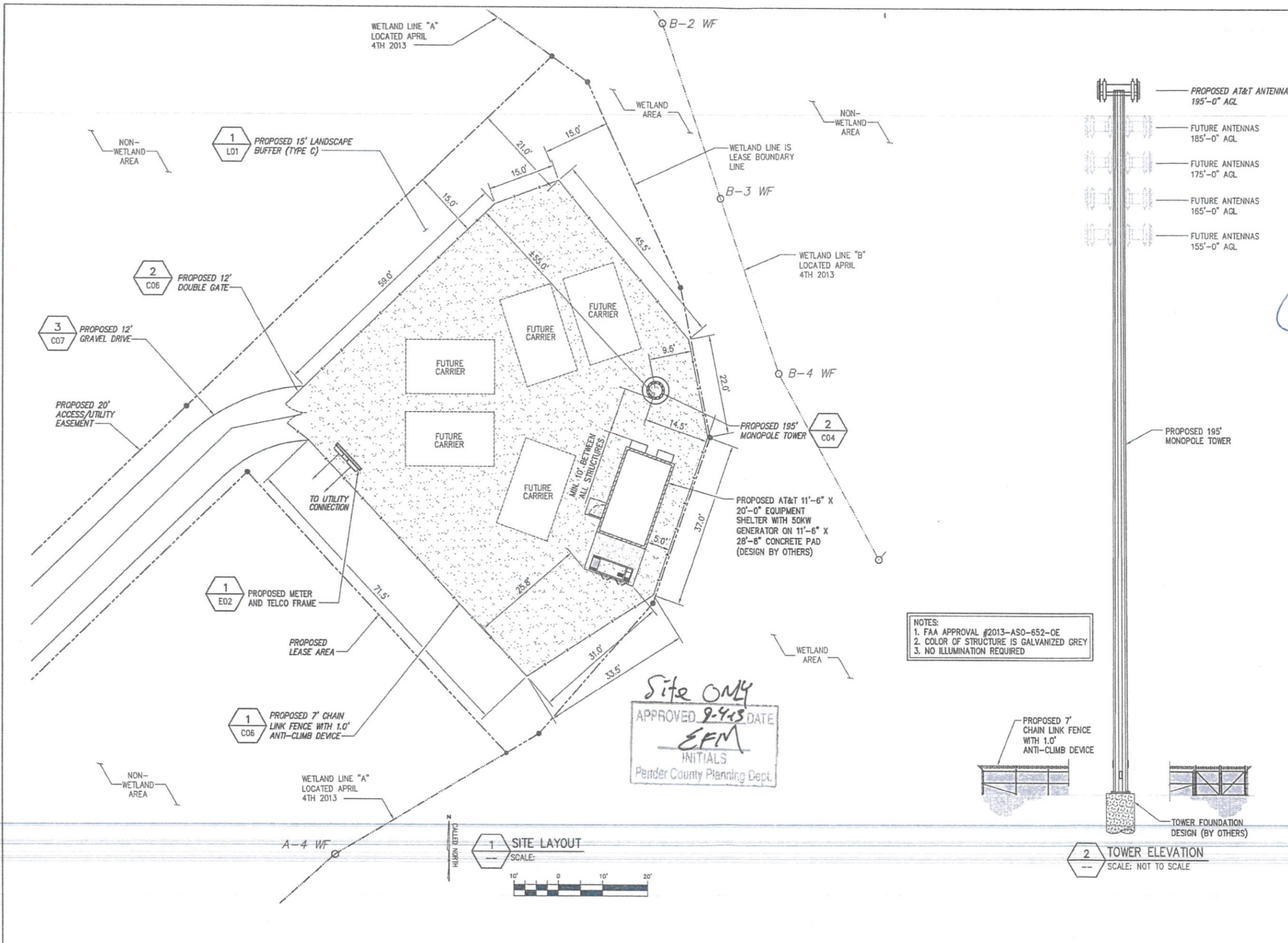


1 OVERALL SITE PLAN
APPROXIMATE SCALE:

SETBACKS FOR ZONE FA:	ACTUAL TOWER SETBACKS:
FRONT: 30'	FRONT: ±170'
REAR: 25'	REAR: ±4,400'
SIDE: 10'	SIDE: ±195'
	SIDE: ±250'

*NEAREST TOWERS:
2.05 MILES SSW TO 300' TOWER BY CROWN (813558)
1.40 MILES NNW TO 185' TOWER BY US CELL (1221415)
1.58 MILES NNE TO 400' TOWER BY VERIZON (1004811)
1.86 MILES TO 280' TOWER BY AMERICAN TOWER (306370)
*DISTANCES TO NEAREST TOWERS PROVIDED BY OPTIMA TOWERS IV AND HAVE NOT BEEN FIELD VERIFIED BY INFINIGY ENGINEERING.

NOTE: BASEMAPPING AND DIMENSIONS SHOWN BASED ON A PRELIMINARY SURVEY BY ROBERT H. GOSLEE & ASSOCIATES, PA AND HAS NOT BEEN FIELD VERIFIED BY INFINIGY ENGINEERING



NOTES:
 1. FAA APPROVAL #2013-AS0-652-OE
 2. COLOR OF STRUCTURE IS GALVANIZED GREY
 3. NO ILLUMINATION REQUIRED

Site ONLY
 APPROVED 9-4-13 DATE
EFM
 INITIALS
 Pender County Planning Dept.

infinigy
 engineering
 2255 SEWELL MILL ROAD
 SUITE 130
 MARIETTA, GA 30062
 TEL: 678-444-4463
 FAX: 678-444-4472



No.	Submittal / Revision	App'd	Date
2	ISSUED FOR CONSTRUCTION	CJW	8/09/13
1	ISSUED FOR CONSTRUCTION	CJW	7/10/13
0	ISSUED FOR CONSTRUCTION	CJW	7/03/13
A	NOT FOR CONSTRUCTION	CJW	8/20/13

Drawn: JWA Date: 8/20/13
 Designed: CAA Date: 8/20/13
 Checked: CJW Date: 8/20/13

Project Number: 120-212
 Project Title: FACTORY ROAD NC-1018
 US HIGHWAY 17 HAMPSTEAD, NC 28443

Prepared For: **OPTIMA Towers IV**
 PO BOX 2041
 MT. PLEASANT, SC 29465

Drawing Scale: AS NOTED
 Date: 8/20/13

Drawing Title: **SITE LAYOUT, STAKING PLAN & TOWER ELEVATION**

Drawing Number: **C04**

3.4 CONDITIONAL REZONING

3.4.1 Intent

- A. A conditional zoning district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses, permitted by right or special use, on small and large scale projects.
- B. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- C. The following zoning district categories are approved to be assigned conditional zoning districts: RA, PD, RP, RM, GB, OI, IT, GI (Reference Article 4 for Zoning District Descriptions).

3.4.2 Application

- D. Except as provided herein, all applications to establish a conditional zoning district must follow the regulations prescribed in this Section in addition to the standard rezoning process as described in Section 3.3 of this Ordinance.
- E. Contents of Application
 - 1) All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
 - 2) The generalized site development plan shall include the following items:
 - a) A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways and public facilities
 - b) A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed
 - c) All existing easements, reservations and rights of way
 - d) Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands
 - e) For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures.
 - f) If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections
 - g) All proposed setbacks, buffers, screening and landscaping
 - h) Phasing
 - i) Signage
 - j) Outdoor lighting
 - k) Current zoning district designation and current land use status
 - l) Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert

3.4.3 Public Input Meeting

- F. Prior to scheduling a public hearing on the rezoning application, the applicant must conduct one public input meeting and file a report of the results with the Administrator.
- G. The report for the public hearing will include a summary of the public input meeting.
- H. The applicant shall mail a notice for the public input meeting to adjoining property owners not less than ten (10) days prior to the scheduled meeting.

- I. The notice shall include the time, date and location of the meeting as well as a description of the proposal.
- J. The applicant's report of the meeting shall include:
 - 1) A copy of the letter announcing the meeting
 - 2) A list of adjoining property owners contacted
 - 3) An attendance roster
 - 4) A summary of the issues discussed
 - 5) The results of the meeting including changes to the project's proposal, if any

3.4.4 Review

- K. When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:
 - 1) The application's consistency to the general policies and objectives all adopted Land Use Plans and Unified Development Ordinance.
 - 2) The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - 3) The report of results from the public input meeting.

3.4.5 Conditions to Approval of Petition

- L. In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the Board of Commissioners' request that the applicant add reasonable and appropriate conditions to the approval of the petition.
- M. Any such conditions should relate to the relationship of the proposed use to the impact on County services and capital plans adopted, surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, stormwater drainage, the provision of open space, and other matters that the participants in the public input meeting, staff, Planning Board and County Commission find appropriate or the petitioner may propose. Such conditions to approval of the petition may include right-of-way dedication to the state, as appropriate, of any rights-of-way or easements for streets, water, sewer, or other public utilities necessary to serve the proposed development.
- N. The petitioner shall consider and respond to any such conditions after the Planning Board meeting and within three (3) days prior to the staff report for the County Commission being published. If the applicant does not agree with the Planning Board or staff's recommendations of additional conditions, the County Commission shall have the authority to accept any or all of the conditions forwarded from the review process.
- O. If for any reason any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.

3.4.6 Effect of Approval

- P. If a petition for conditional zoning is approved, the development and use of the property shall be governed by the predetermined Ordinance requirements applicable to the district's classification, the approved general development plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the zoning maps.

- Q. Following the approval of the petition for a conditional zoning district, the subject property shall be identified on the zoning maps by the appropriate district designation. A parallel conditional zoning shall be identified by the same designation as the underlying general district followed by the letters "CD" (for example "RP-CD").
- R. The general development plan does not substitute for an approved master plan as required in the applicable zoning district.
- S. No permit shall be issued for any development activity within a conditional zoning district except in accordance with the approved petition and site plan for the district.
- T. Any violation of the approved site plan or any rules, regulations and conditions for the district shall be treated the same as any other violation of this Chapter and shall be subject to the same remedies and penalties as any such violation.

3.4.7 Alterations to Approval

- U. Except as provided in subsection 2 below, changes to an approved petition or to the conditions attached to the approved petition shall be treated the same as amendments to these regulations or to the zoning maps and shall be processed in accordance with the procedures in this Article.
 - 1) The Administrator shall have the delegated authority to approve an administrative amendment to an approved site plan. The Administrator shall have no authority to amend the conditions of approval of a petition. The standard for approving or denying such a requested change shall be that the change does not significantly alter the approved site plan and that the change does not have a significant impact upon abutting properties. Any decision must be in writing stating the grounds for approval or denial.
 - 2) The Administrator has the discretion to decline to exercise the delegated authority either because of uncertainty about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and County Commission consideration is deemed appropriate under the circumstances. If the Administrator declines to exercise this authority, then the applicant can amend the conditions of the original application by filing a new rezoning petition for a public hearing with Planning Board review and County Commission decision.
 - 3) Any request for an administrative amendment shall be pursuant to a written letter, signed by the property owner, detailing the requested change. Upon request, the applicant must provide any additional information that is requested. Upon an approval of an administrative amendment, the applicant must file a sufficient number of copies of a revised site plan as deemed necessary by the Administrator.

3.4.8 Review of Approval of a Conditional Zoning District

- V. It is intended that property shall be reclassified to a conditional zoning district only in the event of firm plans to develop the property. Therefore, no sooner than three (3) years after the date of approval of the petition, the Planning Board may examine the progress made toward developing the property in accordance with the approved petition and any conditions attached to the approval.
- W. If the Planning Board determines that progress has not been made in accordance with the approved petition and conditions, the Planning Board shall forward to the County Commission a report which may recommend that the property be rezoned to its previous zoning classification or to another district.

Old North State Water Co.



August 18, 2015

Via E-mail @ rjackson.nc@gmail.com

Mr. Robert Jackson
Grey Bull Inc. / American Homesmith, LLC

Re: Grey Bull Development, Pender County
Wastewater Service

Dear Mr. Jackson:

Old North State Water Company, LLC (ONSWC) is the owner and operator of the wastewater facilities providing wastewater utility service to Majestic Oaks Subdivision in Pender County. The proposed Grey Bull Development (GBD) is adjacent to Majestic Oaks Subdivision.

ONSWC has the wastewater capacity in its wastewater facility and, upon approval from the North Carolina Utilities Commission, is willing to provide wastewater utility service to up to 110 single-family residential units proposed to be constructed in GBD. Therefore, upon the required governmental (State and County) approvals, ONSWC intends to provide wastewater utility service to the residents of this proposed development.

I trust this information provides you with what you need to proceed with your plans.

If I can be of further assistance, you may contact me at 919-971-1926.

Sincerely,

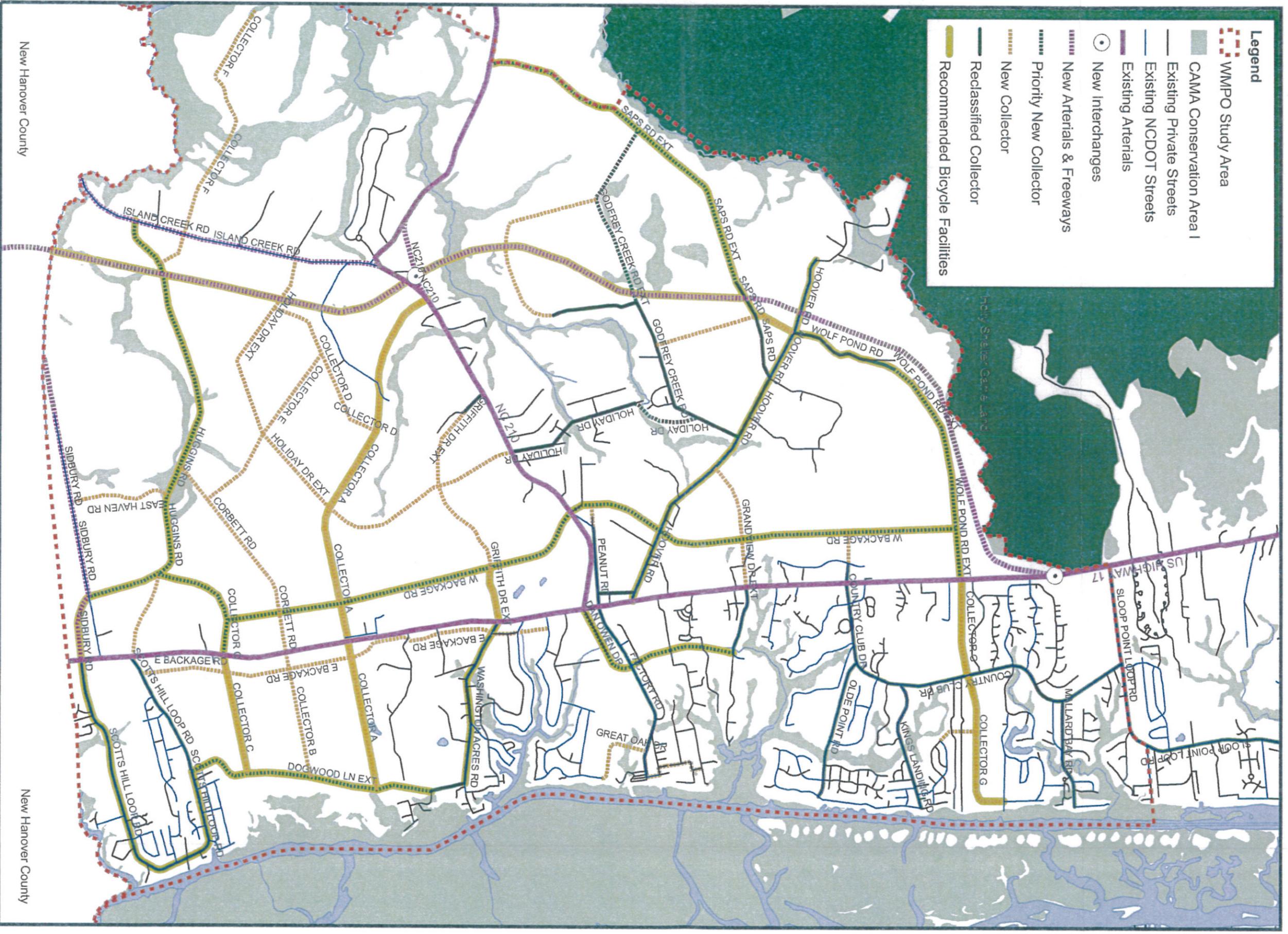
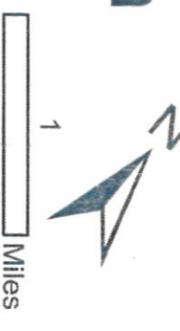
A handwritten signature in cursive script that reads "Rudy Shaw".

Rudy Shaw
Business Development



Coastal Pender Collector Street Plan

Figure 4.1: New Roadways



157

578-151

Attachment 5

COPY



Filed for registration on the 12 Day of May 1980 At 4:50 O'clock P.M.
 and registered in the office of the Register of Deeds
 for Pender County in Book No. 578 Page 151
Hugh Overstreet, Jr.
 CP Register of Deeds for
 PENDER COUNTY

Tax 360.00 Recording Time, Book and Page 7.00
 Parcel Identifier No. _____
 Verified by [Signature] County on the _____ day of _____, 1980
 by _____

Mail after recording to _____
 This instrument was prepared by Alexander M. Hall, Nelson, Smith & Hall
 Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12 day of May, 1980, by and between

GRANTOR	GRANTEE
L. E. HOWARD and wife, FLORINE W. HOWARD PENDER COUNTY, NORTH CAROLINA	FOREST SOUND DEVELOPMENT CORPORATION NEW HANOVER COUNTY, NORTH CAROLINA

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Topsail Township, Pender County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" Attached hereto and Incorporated herein.

Attachment 5

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Grantors hereby reserve unto themselves, their heirs, successors, assigns, personal representatives, and invitees, for ingress and egress to and from U.S. highway #17 and property being retained by grantors, over and across that portio of the property hereinabove conveyed described as follows: Those certain roadwa as shown on that certain map entitled "Map of Survey of Forest Sound" said map being recorded in Map Book 18 at Page 45 and 46 of the Pender County Registry, said roadways being named - Forest Sound Road, Corcys Ferry Road and Howard's Lane.

All marshlands conveyed in this deed are excepted from the warranty clause of said conveyance.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Corporate Name: L. E. Howard (SEAL)
President: Florine W. Howard (SEAL)
Secretary: (SEAL)
Vertical text: USE BLACK INK ONLY



NORTH CAROLINA, Pender County.
I, a Notary Public of the County and State aforesaid, certify that L. E. Howard and wife Florine W. Howard Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12 day of May, 1980. My commission expires: 7/18/83 Elizabeth A. Chestnut Notary Public

SEAL-STAMP NORTH CAROLINA, Pender County.
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

The foregoing Certificate(s) of Elizabeth A. Chestnut, Notary Public

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Hugh Overstreet, Jr. REGISTER OF DEEDS FOR Pender COUNTY
By Carolyn Gadgett Deputy/Assistant - Register of Deeds

EXHIBIT "A"

TRACT #1:

BEING all of Tracts 101, 102, 103, 104, 105, 106, 107, 108, 108A, 110, 111, 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 128, 129, 133, 134, 135, 136, and 138; as shown on Sheets 1 of 2 and 2 of 2 on a map entitled, "Map of Survey of Forest Sound", as surveyed by Johnie C. Garrason, Registered Land Surveyor No. L-1347 of Wilmington, North Carolina, and as recorded in Map Book 18 at Page 45 and 46 of the Pender County Registry.

Subject to restrictive covenants established for Forest Sound as recorded in Book 578 at Page 145 of the Pender County Registry.

TRACT #2:

BEGINNING at an iron pipe in the southeastern right-of-way line of U. S. 17 and N. C. 210, 50 feet from the centerline thereof, said beginning iron pipe being located North 46 degrees 44 minutes East 410.00 feet as measured along said right-of-way line from an existing concrete monument at the most northern corner of the tract conveyed to The Board of Education of Pender County, N. C. by deed recorded in Book 300 at Page 596 of the Pender County Registry, said concrete monument being located North 45 degrees 28 minutes 15 seconds East 55.67 feet from U. S. C. and G. S. Azimuth Mark Hampstead 2 1947; running thence from said beginning point, South 43 degrees 16 minutes East 400.00 feet to an iron pipe; running thence with a circular curve to the left having a radius of 74.1693 feet, and arc distance of 75.15 feet to an iron pipe that is located a chord bearing and distance of South 72 degrees 17 minutes 37 seconds East 71.98 feet from the preceding point; running thence North 78 degrees 40 minutes 45 seconds East 135.95 feet to an iron bolt in the run of Seventeen Mile Branch or Hansley Branch; running thence South 43 degrees 35 minutes East 148.83 feet to an iron pipe; running thence with a circular curve to the left having a radius of 141.2533 feet, an arc distance of 142.34 feet to an iron pipe that is located a chord bearing and distance of North 72 degrees 27 minutes 07 seconds West 136.40 feet from the preceding point; running thence South 78 degrees 40 minutes 45 seconds West 95.95 feet to an iron pipe; running thence with a circular curve to the right having a radius of 134.1693 feet, an arc distance of 135.94 feet to an iron pipe that is located a chord bearing distance of North 72 degrees 17 minutes 37 seconds West 130.20 feet from the preceding point; running thence North 43 degrees 16 minutes West 400.00 feet to an iron pipe in the above-mentioned right-of-way line of U. S. 17 and N. C. 210; running thence with said right-of-way line, North 46 degrees 44 minutes East 60.00 feet to the beginning and being that portion of Forest Sound Road lying within the bounds of the lands conveyed from Floyd M. Huffam, et ux, to L. E. Howard.

Included within the above-described tract is the 30 foot drive as shown on a map of East Hampstead as recorded in Map Book 3, at Page 78, of the Pender County Registry.

TRACT #3:

BEGINNING at an iron pipe in the southeastern right-of-way line of U. S. 17 and N. C. 210, 50 feet from the centerline thereof, said beginning iron pipe being located North 46 degrees 44 minutes East 410.00 feet as measured along said right-of-way line from an existing concrete monument at the most northern corner of the tract conveyed to The Board of Education of Pender County, N. C., by deed recorded in Book 300 at Page 596 of the Pender County Registry, said concrete monument being located North 45 degrees

28 minutes 15 seconds East 55.67 feet from U. S. C. and G. S. Azimuth Mark Hamstead 2 1947; running thence from said beginning point, South 43 degrees 16 minutes East 400.00 feet to an iron pipe; running thence with a circular curve to the left having a radius of 74.1693 feet, an arc distance of 75.15 feet to an iron pipe that is located a chord bearing and distance of South 72 degrees 17 minutes 37 seconds East 71.98 feet from the preceding point; running thence North 78 degrees 40 minutes 45 seconds East 135.95 feet to an iron bolt in the run of Seventeen Mile Branch or Hansley Branch; running thence with the run of said branch in a northwesterly direction to an iron pipe at the most easterly corner of a tract conveyed to Henby by deed recorded in Book 518 at Page 10 of the Pender County Registry, said iron pipe being located the following four chord bearings and distances from the preceding iron bolt, North 18 degrees 06 minutes West 63.81 feet North 46 degrees 51 minutes West 55.00 feet, North 10 degrees 32 minutes West 98.00 feet, and North 67 degrees 41 minutes West 43.16 feet; running thence with Henby's southeastern line, South 46 degrees 44 minutes West 189.20 feet to an iron pipe; running thence with Henby's southwestern line, North 43 degrees 16 minutes West 300.50 feet to an iron pipe in the above-mentioned southeastern right-of-way line of U. S. 17 and N. C. 210; running thence with said right-of-way line South 46 degrees 44 minutes West 20.00 feet to the beginning and containing 0.985 acres and being a portion of the lands conveyed from Floyd M. Hufham, et ux, to L. E. Howard.

Tract #4:

Being those roadways shown on a map entitled "Map of Forest Sound as recorded in Map Book 18 at Pages 45 and 46 known as Rorest Sound Road, Corcus Ferry Road, Jensen's Bluff Road, and Howard's Lane.

CERTIFICATE OF ACCURACY & MAPPING
 I, Marc B. Pope IV, do certify that this plot was drawn under my supervision from an actual survey made under my supervision (said description recorded in Deed Book 561, page 01); that the boundaries not surveyed or clearly indicated, that the ratio of precision as indicated on this drawing is based on the original in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 22nd day of August, A.D., 2000.

Marc B. Pope IV
 Marc B. Pope IV, P.L.S.
 License No. 3718



LINE	BEARING	DISTANCE
L1	N 50°23'00" E	13.07
L2	N 49°23'00" E	13.07
L3	N 48°23'00" E	13.07
L4	N 47°23'00" E	13.07
L5	N 46°23'00" E	13.07
L6	N 45°23'00" E	13.07
L7	N 44°23'00" E	13.07
L8	N 43°23'00" E	13.07
L9	N 42°23'00" E	13.07
L10	N 41°23'00" E	13.07
L11	N 40°23'00" E	13.07
L12	N 39°23'00" E	13.07
L13	N 38°23'00" E	13.07
L14	N 37°23'00" E	13.07
L15	N 36°23'00" E	13.07

Hampstead on the Sound
 Section 4
 Map Book 7, Page 23

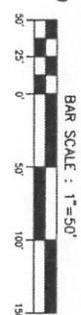
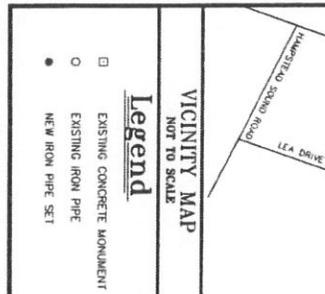
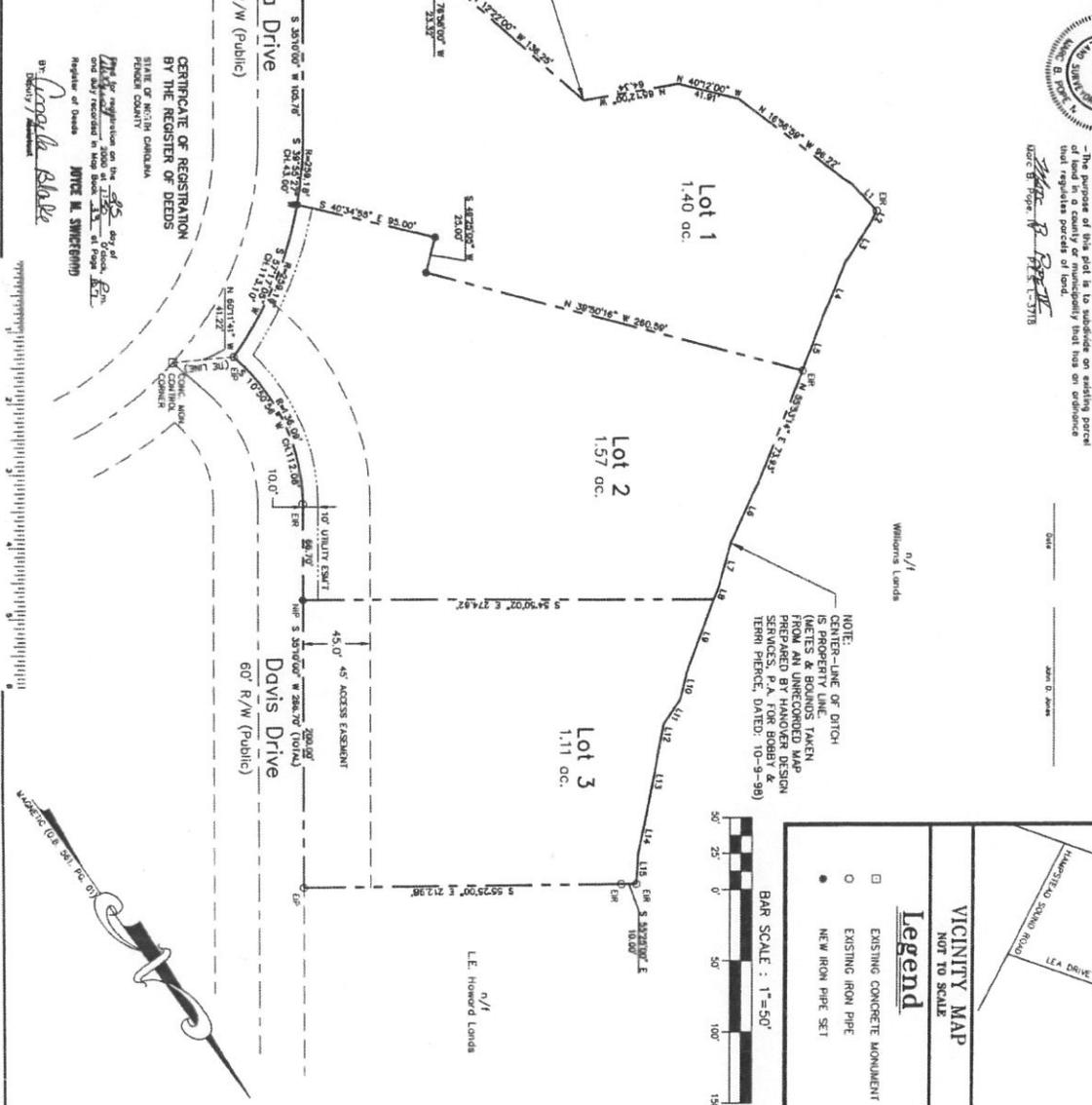
NOTE:
 CENTER-LINE OF DITCH IS PROPERTY LINE. METES & BOUNDS FROM AN UNRECORDED MAP PREPARED BY HANOVER DESIGN SERVICES, P.A. FOR BOBBY & TERRY PIERCE, DATED: 10-9-98)

REVIEW OTHER CERTIFICATE
 I, MARLENE THOMPSON, Review Officer of Deeds, County Clerk, certify that the map or plat to which this certificate is attached meets the statutory requirements for recording.
 A.D. 2000
 Marlene Thompson
 County Clerk

NOTES:
 -Boundary referenced to Deed Book 561, Page 01.
 -Tax Parcel 351 129
 -All N.C. Deed monuments within 2000 feet of this property have been obtained or destroyed.
 -All areas figured by coordinate method.
 -This property is not located in the 100 Year Flood Boundary as verified by Community Flood No.: 370344 Parcel 527 C, Effective Date: 9-3-92.
 -The purpose of this plat is to subsidize an existing parcel of land in a county or municipality that has an ordinance that regulates parcels of land.
 Marc B. Pope IV
 Marc B. Pope IV, P.L.S.
 License No. 3718

CERTIFICATE OF OWNERSHIP, DESCRIPTION & ASSIGNMENT
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby assign, sell, convey, or otherwise dispose of the same to the person or persons named herein with my (our) own free consent and without any reservation of interest, and that the same shall be held by the person or persons named herein for their own use and other uses to public or private use as noted. All roads and drainage easements are dedicated for public utility purposes. Further, I (we) certify the same as shown herein is located in the subsection, jurisdiction of Pender County.

NOTE:
 CENTER-LINE OF DITCH IS PROPERTY LINE. METES & BOUNDS FROM AN UNRECORDED MAP PREPARED BY HANOVER DESIGN SERVICES, P.A. FOR BOBBY & TERRY PIERCE, DATED: 10-9-98)



SURVEY FOR:
 John D. Jones
 120 Lakeview Drive
 Hampstead, N. Carolina 28443

DATE: August 22, 2000
 Project No. SJRS-20186
 SHEET: 1 OF 1

John D. Jones Division
 Topsail Township Pender County North Carolina
RECORD PLAT

MARC B. POPE IV, P.L.S.
 P.O. BOX 343 - WRIGHTSVILLE BEACH, NC 28480
 PH. 910-686-8699 FAX 910-686-5210



MB 33-107 34-453



NORTH CAROLINA, NEW HANOVER COUNTY:
 PERSONALLY APPEARED BEFORE ME M. WANDER, C.E.
 WHO BEING DULY SWORN SAYS THAT THIS MAP IS
 CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF
 AND IS THE RESULT OF AN ACTUAL SURVEY MADE BY HIM
 DURING AUGUST 1959.
 LET THIS INSTRUMENT AND CERTIFICATE BE RECORDED
 THIS 14th DAY OF

CLERK OF SUPERIOR COURT

FILED IN 1959 BY MARY ANN...
 1959

HAMPSTEAD ON THE SOUND

PENDER COUNTY, NORTH CAROLINA

SECTION 4

FOR

HAMPSTEAD DEVELOPMENT CO.

J. F. HOWARD PROPERTY

BY M. WANDER
 WILMINGTON, N.C.

SEPT. 8, 1959



PLAT 7 PAGE 23



RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone - 919-872-5115 Fax - 919-878-5416
www.rameykemp.com

September 23, 2015

Robert H Jackson
Grey Bull, Inc.
American Homesmith, LLC
P: 919-291-8721
E: rjackson.nc@gmail.com

Reference: Grey Bull Tract
Evaluation of Access Locations

Dear Mr. Jackson:

This letter provides an evaluation of the access locations to be constructed as part of the proposed residential development on the Grey Bull Tract, as well as a discussion of the potential extension of Lea Drive and construction of Davis Drive. As outlined in the Pender County Unified Development Ordinance (UDO), all lots shall have direct or indirect access to a public street, private street, or private access easement. Access is proposed via connections to two existing adjacent roadways at Forest Sound Road to the north and Lea Drive/Second Street to the south. The connection to Lea Drive at Second Street provides access to US 17 via Factory Road. Forest Sound Road provides direct access to US 17. Additionally, the Pender County UDO requires reasonable means of ingress and egress for emergency vehicles, as well as for all those likely to need or desire access to the property in its intended use. Access to the development via the connections to Forest Sound Road to the north and Lea Drive/Second Street to the south is expected to provide a reasonable means of access for all vehicles expected to enter and exit the development.

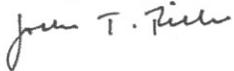
It is our understanding that Pender County would like to have Lea Drive extended to intersect with Factory Road and Davis Drive constructed to connect Lea Drive to the proposed development roadway network as part of the Grey Bull Tract development. These improvements would not have a significant impact on the traffic flow, but would have impacts on the wetlands along the west side of the property. The development is proposed to include a total of 106 single-family homes located in the central and eastern portions of the property, generating 84 (21 entering and 63 exiting) AM peak hour trips and 111 (70 entering and 41 exiting) PM peak hour trips at full build out. A portion of these trips will utilize the northern access point at Forest Sound Road and some will utilize the Lea Drive Extension / Factory Road route. With the construction of the internal roadway extension as outlined above, the potential route created by the Davis Drive construction and Lea Drive extension would primarily be utilized by the homes in the southwest portion of this development. This portion of the development accounts for approximately 25% of the total development or less than 20 cars entering or exiting during the worst case scenarios.

Based on the expected traffic volumes (111 total trips during the peak hour – 70 entering and 41 exiting) associated with the Grey Bull Tract and the two proposed points of access (Lea Drive/Second Street and Forest Sound Road), it is our opinion that there is sufficient capacity on the existing roadways that the development is expected to tie into to handle the proposed site traffic. The potential Lea Drive extension from its current dead end to Factory Road and Davis Drive construction to connect Lea Drive to the proposed development roadway network would not have a significant impact on the traffic flow, but would have impacts on the wetlands along the west side of the property. These improvements would only divert traffic in the southwest portion of the proposed development, which accounts for approximately 25% of the total development or less than 20 cars entering or exiting during the worst case scenarios.

If you have any questions, please contact me.

Sincerely,

Ramey Kemp & Associates, Inc.



Joshua Reinke, P.E.

Transportation Manager

Attachments: Proposed Site Plan
Trip Generation

Average Rate Trip Calculations
 For 106 Dwelling Units of Single Family Detached Housing(210) - [E]

Attachment 9

Project: Grey Bull Taylor Tract
 Phase:

Open Date:
 Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	10.45	0.00	1.00	1108
7-9 AM Peak Hour Enter	0.20	0.00	1.00	21
7-9 AM Peak Hour Exit	0.59	0.00	1.00	63
7-9 AM Peak Hour Total	0.79	0.00	1.00	84
4-6 PM Peak Hour Enter	0.66	0.00	1.00	70
4-6 PM Peak Hour Exit	0.39	0.00	1.00	41
4-6 PM Peak Hour Total	1.04	0.00	1.00	111
Saturday 2-Way Volume	10.11	0.00	1.00	1072
Saturday Peak Hour Enter	0.53	0.00	1.00	56
Saturday Peak Hour Exit	0.45	0.00	1.00	47
Saturday Peak Hour Total	0.97	0.00	1.00	103

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .92LN(X) + 2.72, R^2 = 0.95$
 7-9 AM Peak Hr. Total: $T = .7(X) + 9.74$
 $R^2 = 0.89, 0.25$ Enter, 0.75 Exit
 4-6 PM Peak Hr. Total: $LN(T) = .9LN(X) + .51$
 $R^2 = 0.91, 0.63$ Enter, 0.37 Exit
 AM Gen Pk Hr. Total: $T = .7(X) + 12.12$
 $R^2 = 0.89, 0.26$ Enter, 0.74 Exit
 PM Gen Pk Hr. Total: $LN(T) = .88LN(X) + .62$
 $R^2 = 0.91, 0.64$ Enter, 0.36 Exit
 Sat. 2-Way Volume: $LN(T) = .93LN(X) + 2.64, R^2 = 0.92$
 Sat. Pk Hr. Total: $T = .89(X) + 8.77$
 $R^2 = 0.91, 0.54$ Enter, 0.46 Exit
 Sun. 2-Way Volume: $T = 8.63(X) + -.63, R^2 = 0.93$
 Sun. Pk Hr. Total: $LN(T) = .91LN(X) + .31$
 $R^2 = 0.88, 0.53$ Enter, 0.47 Exit

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation Manual, 9th Edition, 2012



WILMINGTON URBAN AREA Metropolitan Planning Organization

P.O. Box 1810
Wilmington, North Carolina 28402
910 341 3258 910 341 7801 FAX

Members:

City of
WILMINGTON
Lead Planning Agency

Town of
CAROLINA BEACH

Town of
KURE BEACH

Town of
WRIGHTSVILLE BEACH

NEW HANOVER
County

Town of
BELVILLE

Town of
LELAND

Town of
NAVASSA

BRUNSWICK
County

PENDER
County

CAPE FEAR
Public Transportation
Authority

North Carolina
BOARD OF
TRANSPORTATION

September 29, 2015

Mr. Joshua Reinke, P.E.
Ramey Kemp & Associates
5808 Farringdon Place, Suite 100
Raleigh, North Carolina 27690

RE: Scope for the Traffic Impact Analysis associated with the proposed
Grey Bull Properties Development
Pender County, NC

Based on the attached site plan and information provided in the scoping checklist, it is our understanding that the proposed development will consist of:

- 106 Single Family Homes

Please note that additional modifications have been made and are shown in **red**.

For the purpose of this study, a full build out year of 2017 is assumed. The development is intended to be constructed in a single phase. Below please find the scope to be used for the Traffic Impact Analysis:

1. Data Collection - Analysis Parameters:

- a. Existing Conditions
 - i. Turning movement counts weekday AM (6:30 AM – 8:30 AM) and PM (4:00 PM – 6:00 PM) peak periods, Signal Timing (if applicable) and Lane Geometry;
 - i. US 17 and Peanut Road/Factory Road
 - ii. US 17 and Forest Sound Road (provide signal warrants analysis)
 - iii. Lea Drive and 2nd Street/Proposed Site Driveway
 - iv. Lea Drive and Factory Road
 - v. Forest Sound Road and Proposed Site Driveway

Counts should be taken while traditional school is in session.

- ii. Signal plans may be acquired by sending an email request to:
NCDOT Traffic Services: Ross Kimbro, rkimbro@ncdot.gov

or by calling (910) 341-0300

b. Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions

i. Site Trip Generation Estimate

Land Use	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
	Enter	Exit	Enter	Exit
106 Single Family Homes	21	63	70	41

ii. Site Trip Distribution

- Trip distributions shall be determined from actual counts and be approved prior to use in the TIA

iii. Adjacent Development (approved but as of yet to be built) development including but not limited to;

- N/A

iv. Planned Roadway Improvements

- U-5732 US HWY 17 Super Street

v. Background Traffic Assumptions

- Horizon year – 2017
- Growth rate – 3% per year

2. **Capacity Analysis: Week day AM & PM Peak Hour (as listed and for locations per 1.a.i)**

- a. 2015 Existing Conditions
- b. Background 2017 Future No-Build Conditions [existing + background growth + approved developments + committed improvements]
- c. Combined 2017 Future Build Conditions [background + site trips]
- d. Combined 2017 [Future Build Conditions/Traffic with Improvements]

3. **Final Report Submittal:**

- a. Completed TIA Application and Fee
- b. Signed and sealed by a Professional Engineer
- c. Five copies and five PDFs
- d. Synchro analysis files in digital format (5 copies)

4. **Notes:**

- i. The TIA report shall be prepared following NCDOT Congestion Management guidelines. Any deviations must be approved prior to submitting the TIA. Failure to do so will result in an invalid submittal.
- ii. Unless proposed by the project developer, any improvements shown as needed for the background no-build condition shall reflect programmed and funded State/Municipal projects or those required as mitigation for surrounding approved development. Should improvements outside those listed above be included, the TIA is considered invalid and will not be reviewed.
- iii. If the developer wishes to phase recommended/required improvements, the TIA shall be phased accordingly. Please note additional scoping and analysis may be required.
- iv. This scope shall remain valid for three months from the date of this letter.
- v. Please note that if any changes occur (including but not limited to; land use, intensity and/or site access) additional scoping and analysis may be required.

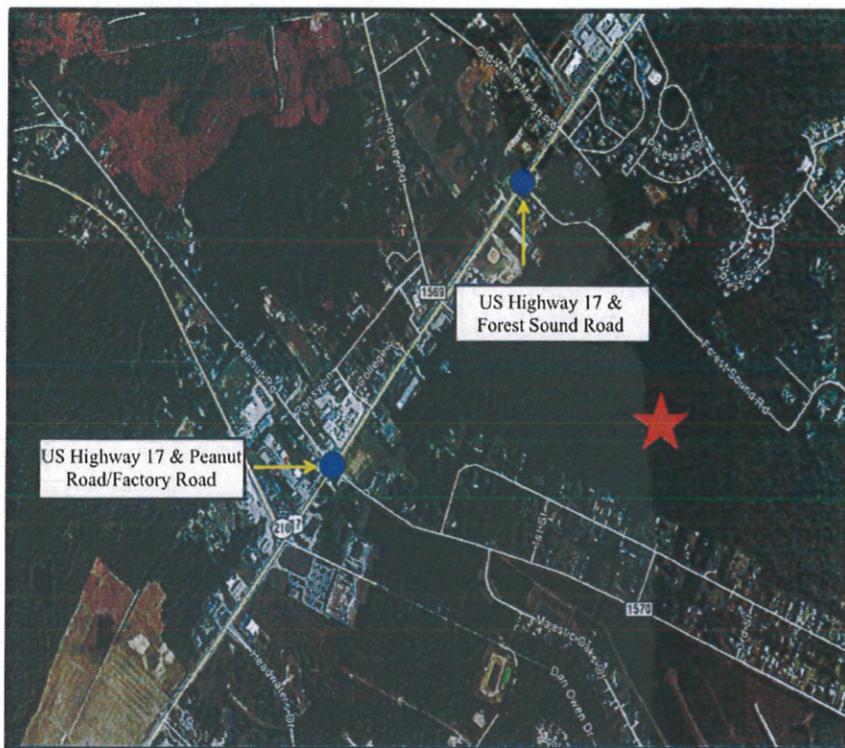
Please contact me if you have any questions regarding this scope.

Regards,



Amy Kimes
Construction Project Manager
Wilmington MPO

Copy:	Robert Vause, District Engineer, NCDOT	Kyle Breuer, Pender Co Planning
	Katie Hite, Division Traffic Engineer, NCDOT	Megan O'Hare, Pender Co Planning
	Mike Kozlosky, Executive Director, W MPO	Bill McDow, WMPO



LEGEND

- Existing Study Intersections
- ★ Site Location

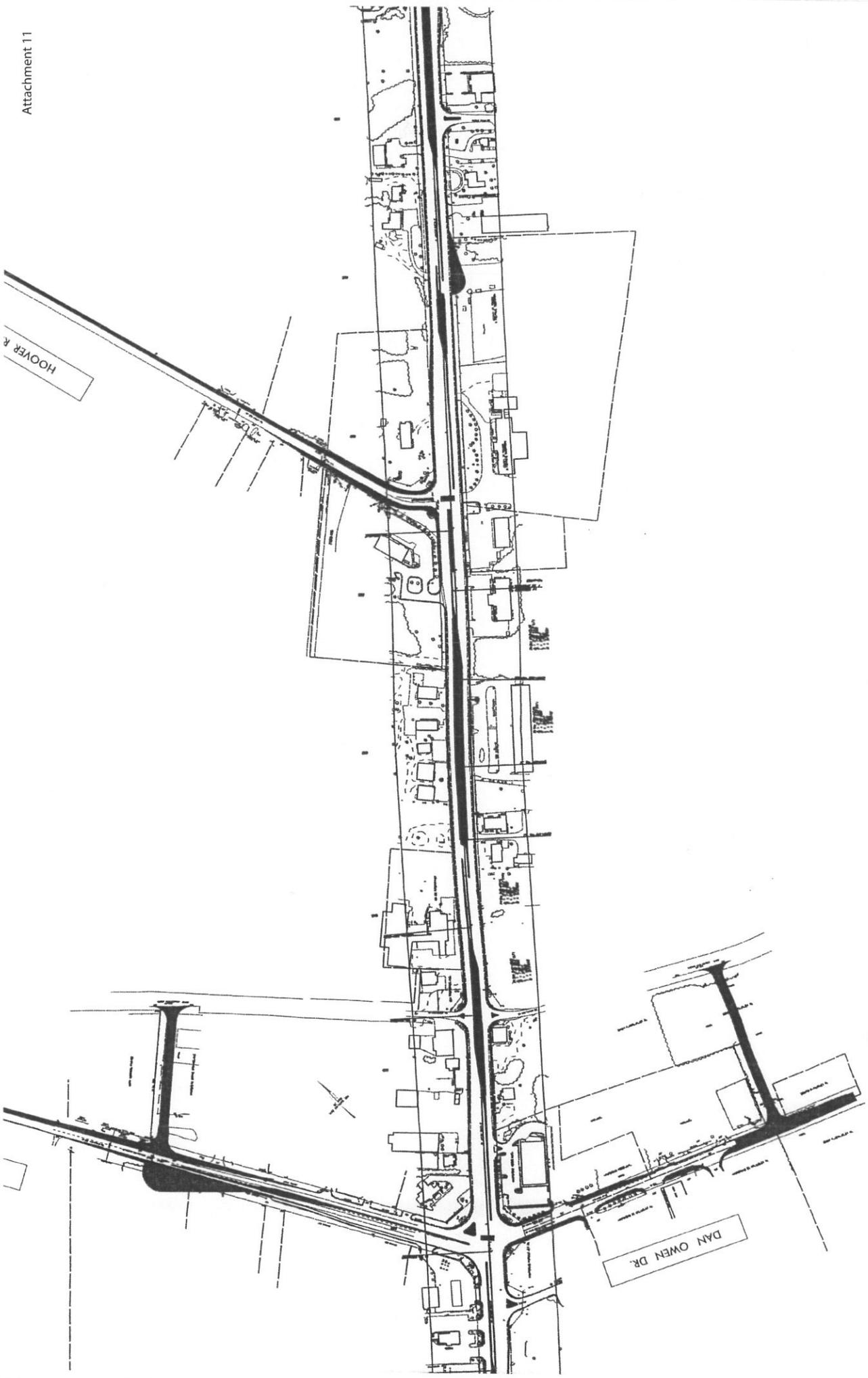


*Grey Bull Taylor Tract
Hempstead, North Carolina*

Site Location Map

Scale: Not to Scale

Figure 1



PARAMOUNTE

ENGINEERING, INC.

August 19, 2015

RE: Community Meeting for Conditional Rezoning Request

Paramounte Engineering, Inc. and Grey Bull, Inc. invite you to a community meeting on Wednesday, September 2, 2015 at 4:30 in the auditorium of the Pender County Hampstead Annex Building. You are receiving this invitation because Pender County GIS records indicate you own property adjacent to a parcel subject to a conditional rezoning and development of a single family neighborhood. The subject property is the ± 120.87 acre tract of land located off Forest Sound Road and identified as Pender County Parcel # 3292-27-2690-0000. Please join us for a presentation of our conceptual site plan and details of the conditional rezoning request.

We look forward to seeing you at **4:30 on September 2, 2015** in the **Auditorium of the Pender County Hampstead Annex Building** located at:
15060 US Highway 17 N.
Hampstead, NC 28443

NAME	ADDR	CITY	STATE
HAMPSTEAD CROSSING LLC	PO BOX 12027	WILMINGTON	NC
HAMPSTEAD CROSSING LLC	PO BOX 12027	WILMINGTON	NC
ARMSTRONG MARK JEFFERY et al	760 LEA DR EXTENSION	HAMPSTEAD	NC
SMITH CLIFFORD HAROLD III	754 LEA DR	HAMPSTEAD	NC
LORUSSO JESSICA	750 LEA DRIVE EXT	HAMPSTEAD	NC
FOWLER GARY J	748 LEA DR EXT	HAMPSTEAD	NC
JONES ROBERT C et al	746 LEA DR	HAMPSTEAD	NC
BLAKE JAMES ROY	7314 DUNBAR RD	WILMINGTON	NC
FUTRELL JOSEPH LEE et al	897 FACTORY RD	HAMPSTEAD	NC
HOWARD CHARLENE C	15 LEA DR	HAMPSTEAD	NC
HOWARD CHARLENE C	15 LEA DR	HAMPSTEAD	NC
ELMORE ROBERT W et al	201 1ST ST	HAMPSTEAD	NC
SMITH CLAUDE ALLEN et al	2707 LINDEN ROAD	ABERDEEN	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
SMITH GLADYS ANN	131 LEA DRIVE	HAMPSTEAD	NC
SMITH GLADYS ANN	131 LEA DRIVE	HAMPSTEAD	NC
GARVEY THURMAN et al	PO BOX 635	HAMPSTEAD	NC
WILLIAMS JAMES D JR	411 WEST WINDWARD LANDING PLACE	HAMPSTEAD	NC
JOHNSTON KANSAS KIRT	193 LEA DR	HAMPSTEAD	NC
MURRAY TONY FRANCIS	225 LEA DR	HAMPSTEAD	NC
MURRAY TONY FRANCIS	225 LEA DR	HAMPSTEAD	NC
MURRAY TONY F	225 LEA DR	HAMPSTEAD	NC
SPIVEY EDITH GARVEY	273 LEA DRIVE	HAMPSTEAD	NC
SPIVEY EDITH GARVEY	273 LEA DRIVE	HAMPSTEAD	NC
LACIVITA MICHAEL DAVID et al	299 LEA DRIVE	HAMPSTEAD	NC
FUTRELL RANNY H et al	309 LEA DR	HAMPSTEAD	NC
WHALEY JOHNNIE RAY	P O BOX 262	BEULAVILLE	NC
WARD JACK T JR et al	PO BOX 112	HAMPSTEAD	NC
ESPINOZA ROBERTO O et al	393 LEA DRIVE	HAMPSTEAD	NC
ESPINOZA ROBERTO O et al	393 LEA DRIVE	HAMPSTEAD	NC
RHODES ROY LEE et al	625 LEA DR	HAMPSTEAD	NC

BRIDGES CHAD A et al	200 GROVEDIERE LN	HAMPSTEAD	NC
BOODOOSINGH BASDAYE T et al	207 GROVEDIERE LN	HAMPSTEAD	NC
BRANDT ANNE MARIE	54 MCCLAMMY RD	HAMPSTEAD	NC
SABELLA JAMES C et al	1022 CORCUS FERRY RD	HAMPSTEAD	NC
SORG MARIA DEL MAR et al	960 CORCUS FERRY RD	HAMPSTEAD	NC
LEA GARY NOLAN et al	142 GREAT OAK ROAD	HAMPSTEAD	NC
SEAR RICHARD HARVEY et al	191 HOWARDS LANE	HAMPSTEAD	NC
O'REILLY RYAN D et al	814 CORCUS FERRY RD	HAMPSTEAD	NC
CASTORO JOHN M et al	638 CORCUS FERRY ROAD	HAMPSTEAD	NC
BUTLER TINA TAYLOR	320 KNOLLWOOD DR	HAMPSTEAD	NC
HYNES ELAINE S REVOCABLE TRUST	673 CORCUS FERRY RD	HAMPSTEAD	NC
MATTLIN JOSEPH et al	407 FOREST SOUND RD.	HAMPSTEAD	NC
TROMBINO JOSEPH JR et al	363 FOREST SOUND RD	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC
ANDERSON MACK D et al	283 FOREST SOUND RD	HAMPSTEAD	NC
WARREN WILLIAM L et al	232 GROVEDIERE LANE	HAMPSTEAD	NC
HAWKINS WILLARD T JR et al	7627 LOST TREE RD	WILMINGTON	NC
EDENS WILLIAM R et al	257 HOWARDS LN	HAMPSTEAD	NC
HAMPSTEAD VILLAGE ASSN INC	C/O R KILROY.110 HAMPSTEAD VILLAGE	HAMPSTEAD	NC
JONES LINWOOD J	449 GRILL RD	CLAYTON	NC
LEA ANITA	15226 HWY 17 N	HAMPSTEAD	NC
LEA ANITA	15226 HWY 17 NORTH	HAMPSTEAD	NC
JONES JACK P	109 SOUND VIEW DR N	HAMPSTEAD	NC
COUNTY OF PENDER A POLITICAL SUBDIVISION	PO BOX 5	BURGAW	NC
TAYLOR LINDA KAYE HOWARD et al	326 HOWARDS LANE	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC

Grey Bull Conditional Rezoning Community Meeting
September 2, 2015

Attachment 12

	<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
1	ROBERT CLARK	201 ST ST.	270-3171	-
2	Joseph Futtell	897 Factory Rd	270-3197	
3	Bill Hall	101 Plantation Lane	270-3381	
4	Dawn Hall	101 Plantation Lane	270-3382	
5	Linwood Jones	101 Tunnbury Ct	919-422-8015	LinwoodJWS24@gmail.com
6	Wyatt Blanchard	103 Hilltop Ln	910-612-2281	
7	Diane Mattlin	407 Forest Sound Rd	270-1162	
8	Rosanne Koenig	105 Hilltop Lane	270-9095	
9	Tina Butler	380 Knollwood Dr.	233-0543	
10	Emily Willis	Howver Rd		
11	Jennifer Meadows	309 Howards Ln		
12	Linda Mac Taylor	320 Howards Ln		
13	Andrea Boyett	Knollwood Dr.		
14	Sue Newton	108 Marsh Creek		
15	Cherly Howard			
16	Linda Larkins	104 Blue Heron Lane	919-592-2929	linda.in.carolina@gmail

Grey Bull Conditional Rezoning Community Meeting
September 2, 2015

Attachment 12

	<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
17	Sonya Edens	257 Howards Ln	910-619-1737	sonya@rscengineering.com
18	Charla Webster	106 Wataway Trail	910-200-3249	threesandcastles@gnesi.com
19	BERT WINFIELD	1812 CORCUS FERRY	301-343-6492	BERTWINFIELD55@GMAIL.COM
20	Gary Fowler	748 Lea Drive	910 270 3921	gjf24@yahoo.com
21	Joseph Rini	1636 Corcus Ferry Rd	910-358-7884	Summit28546@yahoo.com
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Grey Bull Conditional Rezoning Community Meeting

Attachment 12

September 2, 2015

	Name	Address	Phone	Email
1	Anita Lee	15226 U.S. Hwy 17, Hampstead	(910) 803-0499	NA
2	Dora Lee	15226 US Hwy 17, Hampstead	803-0499	NA
3	Buddy Lee	15226 US Hwy 17, Hampstead	803-0499	
4	CAROLYN HENRY	1319 Corcus Ferry Rd HAMPSTEAD	(910) 270-8339	cdhenry0339@att.net
5	Jana Piepmeyer	122 BROADVIEW LANE HAMPSTEAD NC		
6	D. Livi	Marsh Creek Dr. Hampstead	910-319-0217	_____
7	McConville	101 Helltop	910 6196990	
8	Steve Underwood	701 Corcus Ferry Rd	910 3709288	
9	R.M. Fields	1724 Corcus Ferry Rd	710 6173493	
10	Patricia Fields	1724 Corcus Ferry Rd Hampstead	910 520 4350	pfields54@gmail.com *
11	Jim Hynes	673 Corcus Ferry Rd	910-270-3643	jimhynes@col.com
12	Elaine Hynes	623 Corcus Ferry Rd	270 3643	
13	Janet Underwood	701 Corcus Ferry Rd.	270-9288	
14	Sid HARRILL	1751 Corcus Ferry Rd	612-2883	
15	James Sabella	1022 Corcus Ferry Rd	910 270-0062	Sabella.j@uncw.edu
16	MARVIN + MARY ANN BOZEAR	1283 CORCUS FERRY RD.	910 270 4565	MBOZEAR@CHARTER.NET

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

Attachment 12

Name	Address	Phone	Email
17	Maryann Rogers 1283 Corcus Ferry Rd. Hampstead	270-4565	rozie3@charter.net
18	Tom Potts 106 Plantation Lane.		
19	DAVID A. NEWS 1456 CORCUS FERRY RD	319-0246	HUN398@CS.COM
20	Christine Vara 1028 CORCUS FERRY RD.	319-0819	chefvara@gmail.com
21	Hiram Williams 525 S. Greenfield Hampstead	620-0695	hiramw4c@AOL.COM
22	TERRY BALL 102 Hilltop Ln	617-9916	ferrydball@bellsouth.net
23	PAULINE FARMER 305 GROVEDIERE LN	200 5747	PAULSFARMER@GMAIL.COM
24	SHANE FARMER 305 GROVEDIERE LN	"	"
25	TED PIEKUT 1567 CORCUS FERRY RD	966260482	
26	Pat Piekut 1567 Corcus Ferry Rd.	620-0482	trickitpiekut@live.com
27	Dorlene Compeau 208 Grovediere Ln	270-3347	gdcompeau@hotmail.com
28	Brian Kelly 308 Grovediere Lane	431-6418	brianakelly@hotmail.com
29	Hal Foxbenner 92 Harold Ct	367-2159	hal-amc@charter.net
30	Charles Butler 1592 CORCUS SETT 4	270-5269	CHARLES BUTLER7@AOL.COM
31	Kenneth Garvey 220 Lee Dr Hampstead	270-9719	garvey co@charter.net
32	Larry Warren 232 Grovediere Ln	270-9656	lwarren9656@charter.net

Grey Bull Conditional Rezoning Community Meeting
September 2, 2015

Attachment 12

	<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
33	Terry Milam	Representing 249 Gravedere Chapman	540-9994	tmilam@gmail.com tmilam.c21e@gmail.com
34	Bill Woodhouse Cassandra Woodhouse	101 Waterway Trl Hampstead	490-5089 470-5090	woodhouse3@charter.net cswoodhouse@charter.net
35	Jim Williams	411 W. WINDWARD LANDING PL (171 LEA DR)	270-0122	WILLIAMS_202@CHARTER.NET
36	Robin Miller	997 CORLEO FERRY RD	270-4543	RobinMiller@hotmail.com
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Project Community Meeting for Conditional Rezoning of Grey Bull Properties

Project: Grey Bull Properties
 Date: September 2, 2015
 Time: 4:30 pm – 8:00 pm
 Location: Pender County Hampstead Annex Building

Robert Jackson introduced American Homesmith, LLC & Grey Bull, Inc. as well as Paramounte Engineering, Inc. Robert Introduced project zoning(existing RP and proposed RM –CD), range of lot sizes presented, assured neighbors that American Homesmith is already building good quality homes in the area. Robert discussed a few of the neighborhoods he is building in and described the homes. Generally the product type is 2,000 – 4,000 sf homes, and this proposed neighborhood will keep with the same general size, but designs will be specifically developed for this project. The Old N. State Utilities will be used for sewer – no septic is planned for this projects.

Q & A

What types of homes are planned? Will the project have multi-family, etc.

- A. No. This development will be all single family detached housing. As part of this rezoning, the conditional portion restricts the project to the type of development and elements presented on the associated site plan.

What is infrastructure for the development? Where will children attend school? What burden will be put on the infrastructure of the community?

- A. Current American Homesmith (AH) Neighborhoods cater to the retirement age customer and feature mostly single story houses. These folks do not put a large strain on schools, and fire and EMS services are on par with other Pender County users. There may be some families in the neighborhood since the idea is to provide a range of homes from smaller patio homes up to the larger estate type lots. The average lot size is roughly 7,200 sf with the majority in the smaller to medium lot size. From past experience, our customers are not heavy users of County services.

What is the timeframe for the project?

- A. We anticipate beginning construction in June of 2016.

If 6,800 sf minimum lot size, how will a 4,000 sf home fit on the lot?

- A. We will provide a range of home types. Smaller lots will be patio-type homes. Larger lots will have larger homes like the 4000 sf home. The average lot size 7,200 sf and range up to 12,000 sf and beyond. The reason for this rezoning request is to allow this wider range of home types and not limit the product to all larger homes on 12,000 - 15,000 sf lots as the land is currently zoned.
- Some buyers like smaller yards with less maintenance
 - We will design neighborhood to buyer
 - This land allows us to provide generous open space for the homes, in large part because of the wetland configuration on the property.
 - Family friendly neighborhood

Question asking for an explanation of the usable land and zoning density for RP versus RM-CD.

- A. An explanation of the County's zoning ordinance density calculations in RM was offered, and the different calculation using the whole boundary is explained for the existing RP zoning. We propose rezoning for smaller lots than 12,000-15,000 sf not for more density. We don't meet the come close to the density. We propose 106 lots to meet desired housing product, but we could build 120 lots under the existing RP zoning OR 162 lots under the proposed RM zoning. We choose to limit the density to 106.

What is the beginning price point?

- A. No budget has been completed for the project, but a general guess is:
Hard to be under \$230,000 – Up to \$400,000

Similar Project AH. Bldgs have done –

- *Wyndwater on Sloop Point
 - *The Walk at Sloop Point
 - *Island Creek project near Hwy. 210
 - *1,900 – 4,000 sf homes
- Estate homes here will potentially be larger than 4,000 sf homes.

Ingress/Egress is a problem for Forest Sound road at Hwy 17 now. This project is going to add potentially 200 more cars entering and exiting at this location. What will you do to make this situation better? Coming out onto Factory Road – how will this work?

- We have worked with NCDOT, and there is a Michigan left median project planned in possibly 2018. It is in design now, and will help that intersection be safer.
 - o 2019 is three years after the project gets started
 - A. We cannot do anything to expedite NCDOT, but we can look at options for Forest Sound Road. I will sit down with the HOA and look at options that will be acceptable for both neighborhoods.
- We met with Robert Voss- NCDOT Engineer for area, and discussed other access to HWY 17. NCDOT has to work out Hoover Rd. intersection and it will be a process of working with them on that section. There are no plans currently for this intersection project. However, the median project is in design and this will help the Forest Sound intersection.
- Anything greater than 200 units/ lots will trigger DOT to require a design to handle the cars. This neighborhood is well below that threshold.
- We have deeded access to use Forest Sound Road now. We would like to use this connection to Hwy 17 and will work with the Forest Sound HOA to discuss how to share this road.

So we are stuck with current problem of 106 new units?

- A. Whether you know it or not, the previous developer has always been in play since the Taylor property was subdivided from the Forest Sound property. The agreement is in your deeds and states that the Taylor (Grey Bull tract) has right to use the road. We are building less units than someone else might if they were developing this property. Again, we will be happy to work with the HOA to arrive at a reasonable agreement on how to create a safe entrance and exit to Forest Sound Rd. –Not because we have to by right, but because we think it is the right thing to do.

Additional questions about NCDOT projects in the area. What is a Michigan left?

- A. Bypass unfunded - not in design but median project funded and in design will happen
Market Street @ Walmart closest example – Right in & Right out will be safer

Where is the property located?

A. directly behind here (Hampstead Annex BLDG)

It will take 20 minutes to get out of 17 to get down here

Hwy 17 is getting same as I05

Worried will never be able to get out

A median project ...when will it be installed

A. Repeat answers from above.

Are we connecting Lea Dr. to Forest Sound?

(A) Pender county requires connection. It is a safety concern as now this is Forest Sound Road –

HOA paying for maintenance on a private road, Forest Sound Rd. – will it become public, opens up to too many people using OUR road

(A) We are willing to negotiate with Forest Sound HOA – for private road maintenance agreement.

You could say you don't want others to use the road.

We are just supposed to accept that Forest Sound has no say in your using our road?

A. I would have setup covenants differently this original parcel has legal agreement to access this Taylor parcel through Forest Sound. We are open to negotiations to use road.

Why would you not build your own road?

A. We have legal, secure use of Forest Sound Road and DOT will not allow us to access Hwy 17 in another location – roads too close together.

Road construction, etc. concern

A. No schedule known on for sure but 2019 right now

People take chances, safety concerned

Could you put road to shopping center stoplight?

A. NCDOT negotiating access, but having trouble with shopping center
Internal roads will be built to NCDOT standards if not turned over to NCDOT
We are keeping as many project roads as we can as private roads –

big problem/burden for HOA not ok to burden them. – we are facing 200,000-300,000 in road maintenance fees on Forest Sound Rd. what will you do to help us if you use the road?

A. We have said we will be happy to sit down with the Forest Sound HOA to discuss this, If we use the road, we will have some need to help maintain the portion we use.

Not easy to get from Forest Sound to Lea Drive. Why won't you cross the wetland and access Hwy 17 at this point?

A. Beside NCDOT coordination on this intersection, we have to show minimize wetland impact and 2nd St. is only access to Lea road now. We are crossing wetlands to make that connection, but the information we received from NCDOT will not provide adequate need for impacting those wetlands with a crossing.

Why can't you build a bridge?

A. Bridges are very expensive, but again, we are working with DOT on this potential access, but it is not a likely project and we legally have access through Forest Sound Road.

What is Forest Sound Road connection legal agreement?

(A) Buyer/Seller previously agreed to legal access for both parcels through Forest Sound Rd., so not matter what we have access. We are trying to find your concerns so we can work together to find a solution that works for both neighborhoods.

Question on density versus layout

Offered to sit down with the project Engineer to explain how the density works and why the two formulas for the density calculations are different (per Pender County zoning ordinance formulas)
Has EPA been notified and out to site?

A. Not required. Corps requires a jurisdictional delineation (JD) on wetlands

Can we engage EPA on own?

A. Yes

We will call them

Propose for Grey Bull to build gate at Forest Sound to help gate - plus marina has to be gated – trespassing will be a problem from people in your neighborhood. How will you stop them?

A Happy to sit down with HOA to discuss. We have run private and public marinas

In our experience, trespassing is normally by friends of people in community that have the code or access to the marina through friends or family inside the community.

Trespassing is no problems now

We bought in Forest Sound for large lot with privacy – now 200 cars will have access into our neighborhood, so it will be a nightmare for people living there

Can surveyors put stakes at proposed entry/road?

A. Yes, it will be done tomorrow or Monday. -want both sides of street or right of way staked – ok agreed

HOA Representative gives prepared statement covering why they want to protect Forest Sound from this new development – Forest Sound around since 1980 – like amenities, large lots, 86 homeowners, 121 lots vested in community. 1.5+ - 5 – 6 acre, 30' wooded buffer at road. Homes Not visible from road, Roads facing \$300K repaving – not interested in road construction, etc. Covenants protect from losing ability to create style – thinks this neighborhood will have 1800 sf lots that will threaten all the things residents of Forest Sound like about their neighborhood

- Lower property value worries
- Discuss RM zoning – thinks spot rezoning – illegal?
- 32 acre developable area density calculation is really all you have to develop
- A. This is false because it is the way we have to calculate density based on the zoning ordinance formula set up for RM and PD developments. We have to back out roads, wetlands, undeveloped areas (which there are 32 acres of unused land that could be used. We just are not using it). – discussion ensued from gentleman unhappy with answer saying we really only had 32 acres of usable land.

A. This property is owned by people that live among you. The family that owns is selling me this property is here tonight. They don't want just anyone to buy this property. They want it to be the right buyer/developer. There is a road easement for Howard/Taylor family, the owners –

Was there an expectation to access property or access new development when the legal agreement to use the road was reached? Forest Sound residents threatened courts will have to decide.

- NCDOT Median not seen as safe
- Will higher traffic engineer to look at issues – separate from your calculations
 - o (A) ok – you have that choice
- Concerned that Grey Bull neighborhood is looking for exception to the rule
- Financial hardship worries – worried about marina usage from outsiders
- Strongly opposed to rezoning – county zoning exists for a reason – we follow rules why don't you?

Will covenants restrict boats/trailers – that could avoid problem

(A) Have not determined covenants yet – don't think these buyers will be at marina, but don't know

How do you keep people from trespassing at marina?

A if boat owner moves here – Forest Sound residents think they will want access to ramp/marina gate doesn't solve problem

A We are not proposing gates, but you can look at with the HOA

What do you envision neighborhood to look at custom built? Spec?

(A) Building now in Pender predominantly family owned also retirement. We see min both villas, patio home – not attached or zero ...

Front elevation – have not designed yet but coastal, walkable

Neighborhood wants place to go

Guess 2,000 – 4,000 sf

Are there similar communities built in this area that are like the project you propose

(A) Yes, but none with the same product – just similar – Wyndwater and others mentioned earlier. We are In process of building now at Wyndwater and others

Yes, we have some similar but different one story designed for here

What is the name of new development?

(A) Not named – not Forest Sound

We live on private road – we are not always going to call the sheriff for trespassing at the marina

Could you build a fence around your neighborhood?

A We will sit down with the HOA to figure out how to screen and keep your privacy. We have 20' at the narrowest area near Forest Sound Rd now. We can work on a buffer agreement if that is what we need to do.

What is stub out on the plan?

A. – DOT is working out road connection that could connect to our project roads here. We are negotiating with them now.

Hoover Road connection – why don't you go across and make connection at 17 across from Hoover Rd.

(A) Work with others like NCDOT and don't use Forest Sound Road

You will do what you want

(A) We are here to establish a discourse with you, and I am willing to work with HOA

You don't respond to HOA statement

(A) Thought we covered them– then recapped most people don't want to be on large lots – trend is smaller lots – geared toward smaller lot sizes. Pender County land use plan supports mixed use and higher density in this section of the County. We are willing to sit down with HOA to discuss overall cannot do
Natural buffers are there – wetlands – we will have to preserve wetlands and will need to create buffers in some areas if that is what is desired and agreed to.

There is manufactured housing on one side of Forest Sound now and these smaller lots will need buffering

Impervious concerns about flooding in Forest Sound – keep at current state limit or below. We cannot exceed the limits placed by the state. We will be required to handle stormwater for our site.

More concerns listed about possibility for flooding and the Forest Sound Causeway is not built properly to withstand the flooding it has now. What are we going to do?

A. We do not have a stormwater plan in place, yet, but we hear your concerns and will address stormwater within our neighborhood within in accordance with all state regulations. We will provide bmps and address runoff in the best way we can.

Is buffer required between back of house abutting Forest Sound road?

A. We can talk about what you desire. The plan accounts for some buffers now.
Lot Setback are also in the plan now

(A) Only 9 lots back up to Forest Sound Road – will sit down with HOA -
Will houses be toward front lot?

A We don't know yet.

Hope to retain natural habitat – not clear cutting site

Forest Sound view – this has already been clear cut

(A) bush hogging was completed for survey work – not clear cut

This meeting is about zoning, not access since you have access You are in due diligence on the property?

A - Yes

Are you continuing if not this rezoning is not approved? Yes

One way or another you are building and using Forest Sound Road?

(A) Yes We think your concerns are addressed by the plan – working with Pender County staff
all way through

Forest Sound cannot meet volume traffic you want to put on it –

A. county requires we need connectivity through project from Lea to Forest Sound and they
want us to connect to other location to promote flow of traffic off Hwy 17

Threat of EPA action by Forest Sound resident.

How do we ensure this property is not being developed differently?

(A) We are here – we are here to work together
Many builders and developers have commercial, duplex, and multi family projects etc.
We worked with Pender County – we are operating under all county codes,
requirements, permit agencies to create this single family detached housing projects.
We can schedule another meeting to discuss items as needed
We don't know who will live here – but open to looking at alternative designs
We Want feedback, listen to your concerns
We are willing to design something to fit both neighborhood's needs.

Runoff issue – have flooding now

Will your community handle

- Limited impervious is proposed for lots and we will design to state stormwater standards and they will review the plans
- Will have normal screening porches
- We are designing to guidelines
- We have wetlands designed to take runoff – will have runoff

We treated through infiltration bmps,

Where will sewer line come from?

A - Going to Old N. State station at Food Lion – they have given us documentation that there is
capacity for this development.

What easement will it take?

A - Easement will be designed to get to treatment plant – plant already there will it be
connected to Majestic Oaks – they use same treatment facility

Don't we have right to see what happens on plans with current RP? We feel like you are withholding
information from us

(A) We don't release other plans not being considered

Wanted a visual of what neighborhood will look like – would be very scary , 1,200 sf is scary, that is
riffraff – don't want to devalue our property

We want to be shown your home products, designs

A. When those are designed, we can share them.

bottom line is your cost– we want ways we can plan for what is coming

(A) Valid concerns, developer and builder is not usually the same in most neighborhoods, but we are different. We are both the developer and builder – we can control what this looks like and how it develops.

No matter what you will use Forest Sound Road

(A) Yes – fair statement – there is opportunity to talk

They are not willing to work with us

Why are you going for rezoning?

(A) New zoning allows us more flexibility to in setbacks, density, smaller lots and a smaller lot size helps us produce a new design for our customers. The existing zoning requirements available for us with this RM CD rezoning allow us to cater/ to produce what we want to build

Still questions about Density

Would you delay your project until 2018/19 for NCDOT road median?

(A) Timing for me is now - under current terms of contract while Howard family has been here. The Howards are exercising their right to sell. It is only fair. They have had the luxury to hold this land until they were ready to sell. That makes this the last piece of land divided out from the land – from your tract of land. The land holder is here tonight and has heard your comments. This is not just about profit – we donate back to communities.

The biggest problem is you are interfering with our lifestyle. If you could get another access, we would not be having these problems. You need to move off Forest Sound Road – do something so we could be happy – find another exit.

(A) My hope would have been for a better discourse back when the Forest Sound Rd was agreed upon. I assumed you knew your developer had worked out the road agreement – if it was not disclosed, that is something to take to your real estate agents and HOA.

How do we find this plan?

Pending and approved projects on the Pender County website. This is public information - Click on Grey Bull properties – submittal on site

We will also provide the HOA with Robert’s contact info for further questions.

Your runoff is going across our causeway – Once you pave, our property will flood, it will take out the bridge at Topsail Creek Causeway

(A) We don’t design projects to flood. We will handle all of our runoff within our project boundary – will follow all current laws

We will commit to looking at road options. We think we have best one, but we will work with the HOA

We will provide phone numbers

First address roads

Tim (A) There are significant wetland crossings at Hoover Road

Look at Forest Sound Road as way to look at crossing. There will be no swales in wetlands

We will address stormwater as soon as we know what to do

What you propose is the lowest cost way to get in and out of property

(A) We are last tract to develop so we are going to add 106 lots. There is an overburden now

NC Dot is looking at solutions. How much should Howard tract bear responsibility for problems there before showed up. Pender County now asking for connectivity but..

Traffic light is better

(A) NCDOT does not prefer traffic light – For example the development at Sidbury Road – 2,000 units – no light

No one disputes legal right to Forest Sound Road – How is the road meeting DOT standard

(A) All roads internally designed to DOT standards. We are here to talk about how to deal with Forest Sound Road – How we can work together.

Primary concern is Ingress/Egress

Have any of you driven to Forest Sound Road – how could DOT allow this congestion

(A) Private versus DOT Road – previous seller/developer chose private

Reason we are here is...

Forest Sound was supposed to have stop sign Corcus Ferry as supposed to connect into this property – because fallout out of previous developers it did not happen

(A) We are here to discuss solutions we build roads – this is not a heavy lift – there is room to negotiate what needs to happen on Forest Sound Road

If you have buffer on Forest Sound – we want that

(A) Could do berm, fence, landscape berm on table. Have good track record of good quality screening and landscaping

Between now and Planning Board Meeting on 10/13/15 at 7 PM -

Consider if you could make double entrance @ FS Road. Left & Rt. St. 3 lane movement possibly sign needed, and suggest a sign for both communities, landscape to help at entrance to Forest Sound Rd.

Meeting conclusion.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

On September 8, 2014 the Pender County Technical Review Committee reviewed the Applicant's submittal; the responses below were collected.

Cape Fear Council of Governments RPO

No Response.

Four County Electric Company

No Response.

NC DENR Division of Coastal Management

No Response.

NC DENR Division of Forestry

No Response.

NC DENR, Division of Energy, Mineral, and Land Resources - Land Quality Section

No Response.

NC DENR Division of Waste Management

No Response.

NC DENR Division of Water Quality

No Response

NC DOT Division of Highways

See Attachment

NC DOT Transportation Planning Branch

No Response.

NC Office of State Archaeology

See Attachment.

NC Wildlife Resources Commission

No Response.

Pender County Addressing Coordinator

The main thing we will need is a list of proposed road names. We suggest coming up with a preferred name as well as 2 alternates for each street. Just send those names to Jan Dawson at jdawson@pendercountync.gov

Pender County Building Inspections

No Response.

Pender County Emergency Management

See Attachment for original TRC response. Applicant amended height request, Fire Marshal response: Approval of the height change from thirty-five (35) feet to forty (40) feet. This area is covered by Pender EMS & Fire. This area has a 105' aerial apparatus that responds to all structure related emergencies.

Pender County Environmental Health

No Comments.

Pender County Fire Marshal

See Above.

Pender County Flood Plain Management

A portion of the subject property located on northeast side of the subject property nearest to Corcus Ferry Road (private) is located within the "Approximate Zone AE" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720329200J, Panel Number 3292. The AE floodzone is an area subject to inundation by the 1% annual chance shallow flooding where average depths are 1-3 feet with identified Base Flood Elevations; the established BFE is ten (10) feet on this small portion of the property. Any development within the Special Flood Hazard Area would be required to comply with the Pender County Flood Damage Prevention Ordinance.

However, with the new FIRMs released this year, to serve as the best available data it appears that the amount of the parcel in the "Approximate Zone AE" was increased on Panel 3292 to a BFE of twelve (12) feet and the addition of some Shaded X zone. The Shaded X zone is a moderate risk area with 0.2% annual chance floodplain where the average flooding depths are less than one (1) foot.

All development in these areas will require re-examination at the time of development plan submittal in accordance with the best available flood data. At this time the applicant proposes that these areas be incorporated into open space and the rear of some single family residential lots.

Pender County Parks and Recreation

There is not a park recommended in the 2010 Pender County Comprehensive Parks and Recreation Master Plan in the Grey Bull Property's area. Since this subdivision will be marketed toward retirees or adults with older or grown children, my recommendation would be to install commercial outdoor fitness equipment for the residents to utilize while they are walking throughout the subdivision.

There are also "senior playgrounds" where unit has component that are geared toward increasing the balance, coordination and agility of the adult users. <http://blog.korkat.com/outdoor-fitness-equipment-seniors/>.

\$15,000 is not much money when you are looking at playground equipment so the individual fitness equipment will probably be their best bet.

Pender County Public Library

No response.

Pender County Public Utilities

The design of the water system will need to include interconnections to the existing PCU water mains in Forest Sound Rd (8" watermain) and Lea Dr. (6" watermain). Formal PCU submittal requirements will be required at that time.

Pender County Schools

No Comments.

Pender County Sheriff's Department

No Response.

Pender County Soil and Water Conservation District

No Response.

Progress Energy Corporation

No Response.

US Army Corps of Engineers

No Response.

Wilmington Metropolitan Planning Organization

See Attached.



Technical Review Committee Review and Response

Date: September 8, 2015

Name: Bill McDow Agency: WMPO

Phone: (910) 341-7819 Email: bill.mcdow@wilmingtonnc.gov

Requirements: Grey Bull Development

1. The site has requested a development for 106 single family homes and commercial development.
2. A TIA will be required for this development.
3. A NCDOT Driveway permit may be required for this development connects to NCDOT maintained streets.
4. The connection to HWY 17 appears to be over wetlands.
5. Provide names for the future streets.
6. Clarify which side of the streets will have the proposed sidewalks.
7. Provide dimensions for the proposed street geometry, including horizontal curve radius, street corner radius, etc.

Recommendations: N/A

1. Show the connections to the open areas, including any pedestrian and vehicle connections to these areas.
2. Provide a temporary turn around at the stub for HWY 17 adjacent to lot #1 and lot # 69.
3. Please provide details for the road crossing for all wetlands.
4. Provide information on the commercial area shown on the site plan, including any driveway connections to HWY 17.

Comments: N/A

Information Requested: N/A

Please Follow Up Prior to Meeting: Yes/ No

Pender County Emergency Management



Occupancy: **Grey Bull Inc**
 Address: **11458 US Hwy 17**
Hampstead NC 28443

Inspection Type: **TRC**

Inspection Date: **9/3/2015**

Time In: **14:26**

Authorized Date: **09/03/2015**

By: **Batson, Tommy (2342)**

Time Out: **15:00**

By: **Batson, Tommy (2342)**

Form: TRC Form-2015

Inspection Topics:

Requirements

Street frontage

Every lot shall abut a public street or private street approved that is at least 20' in width and to withstand an emergency vehicle of 80,000 lbs.

Status: FAIL

Notes: All turns in and out of development need to have 26' radius on the streets. (No Noted on Plans) Connect/extend Stub Out to the west most connection with Lea Drive.

Dead Ends

Any dead ends 150 ft or more shall have an approved Fire Department turnaround

Status: N/A

Notes: No dead ends noted

Cul-De-Sacs

Shall have a min. of 40ft radius (DOT Approved)

Status: N/A

Notes: No Cul-De-Sacs

Hammer heads

Hammer head shall be a min of 60' in both direction from the center of the end of the roadway with a min. of 120' total. Alternate Hammer head will be required to be 70' deep counting the roadway.

Status: N/A

Notes: No Hammerheads

Median Strips

Where a sub divider elects to construct a street divided with a median strip, the one way roadway shall not be less than 10 ft width.

Status: N/A

Notes: No Medians Strips Notes

Street signs

Shall be installed as soon as roadways are accessible by vehicle traffic to include during construction and meet the Pender County Street Sign Specifications

Status: INFORMATION

Notes: Shall be installed as soon as roadways are accessible by vehicle traffic to include during construction and meet the Pender County Street Sign Specifications

Alleys

Shall be a min. of 12' ft. wide

Status: N/A

Notes: No Alleys

Fire Hydrants

Fire Hydrants are required when a sub division or other development with four or more proposed lots/units derived from the same parent tract as of the date of his ordinance and when subject to the provisions of this ordinance or the County Zoning Ordinance is to be served by extension of extension of a public water system where the provider is capable of supplying sufficient water pressure to operate the hydrants. The following are the minimum standards for hydrant installation: 1. Fire Hydrants shall be located no more than 1,000 feet apart and at a maximum of 500 feet from any lot or unit; 2. Each fire hydrant shall have a minimum main supply line as required by the provider to adequately provide the appropriate amount of pressure to the hydrant; 3. Fire hydrants shall be maintained by the entity supplying water thereto; and 4. Standard hydrant design (Nation Standards Thread, 4 2 1/2-inch steamer, (2) 2 1/2 inch discharge connections, etc.) and proper maintenance shall be utilized.

Status: FAIL

Notes: No Hydrants notes on plans. Hydrants placed no more than 1000ft Max

Dry Hydrant

In developments with natural or manmade water sources such as ponds and/or bodies of water a dry hydrant may be required to assist in fire protection for fire services.

Status: N/A

Notes: No dry hydrant sites available

Gates

Gates for any private roads shall be installed to a siren activated opener.

Status: INFORMATION

Notes: No Gates planned on the site per plans submitted

Building Heights

Building heights shall be limited to 35 ft. unless the fire districts has the proper equipment to access anything over 35 ft.

Status: N/A

Notes: Not noted

Set Backs

Setback preferred to be 5 ft from the property line and if 3 ft or closer see NC Building Code Requires

Status: NOT OBSERVED

Notes: Set Back Limits?????

Note

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 34 minutes

Total Time: 34 minutes

Summary:

Overall Result: Pending

Inspector Notes:

Inspector:

Name: Batson, Tommy
 Rank: Fire Marshal
 Mobile Phone(s): 910-604-0826
 Email(s): tbatson@pendercountync.gov

 Signature

 Date



Technical Review Committee Review and Response

Date: 09/03/15

Name: Grey Bull Inc.

Agency: NCDOT

Phone: 910-346-2040

Email: dracine@ncdot.gov

Requirements: Submit for Driveway permit, utility encroachments. Submit for subdivision plan approval if roads are to be public. TIA will determine any roadway improvements that will be required.

Recommendations:

Comments: **ANY connection to US17 may be altered due to the median project in Hampstead (PROJECT # U-5732).**

Information Requested:



Technical Review Committee Review and Response

Please Follow Up Prior to Meeting: Yes/No

Date: August 25, 2015
Nathan Henry
NC Office of State Archaeology
Phone: 910-458-9042
Nathan.henry@ncdcr.gov

Re: Case 11458 : Grey Bull Conditional Rezoning

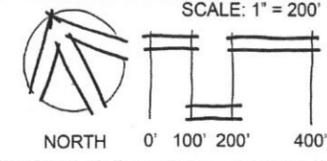
Comments: No comment on the rezoning but an archaeological survey will be recommended as a condition for issuance of any CAMA or USA-COE 404 wetland crossing permits. FYI to potential developers.

Site Data	
Existing Pender County Zoning:	RP
Total Acreage:	+120.87 Ac.
Provided Density:	1 U/Ac.
Allowable Density:	1 U/Ac.
Required Open Space:	3.3 Ac.
Total ROW Area:	+10.83 Ac. (8,550 LF)
60' ROW:	+6.05 Ac. (4,390 LF)
50' ROW:	+4.78 Ac. (4,160 LF)
Total Wetlands:	+44.2 Ac.
Total Single Family Lots (60' x 200') min:	110 Lots



PARAMOUNTE
ENGINEERING INC.
WILMINGTON, NC
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

DATE: 9/17/2015
SCALE: 1" = 200'



Preliminary - not for construction
This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.

Conceptual Land Plan
Grey Bull Property
Pender County, North Carolina



Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

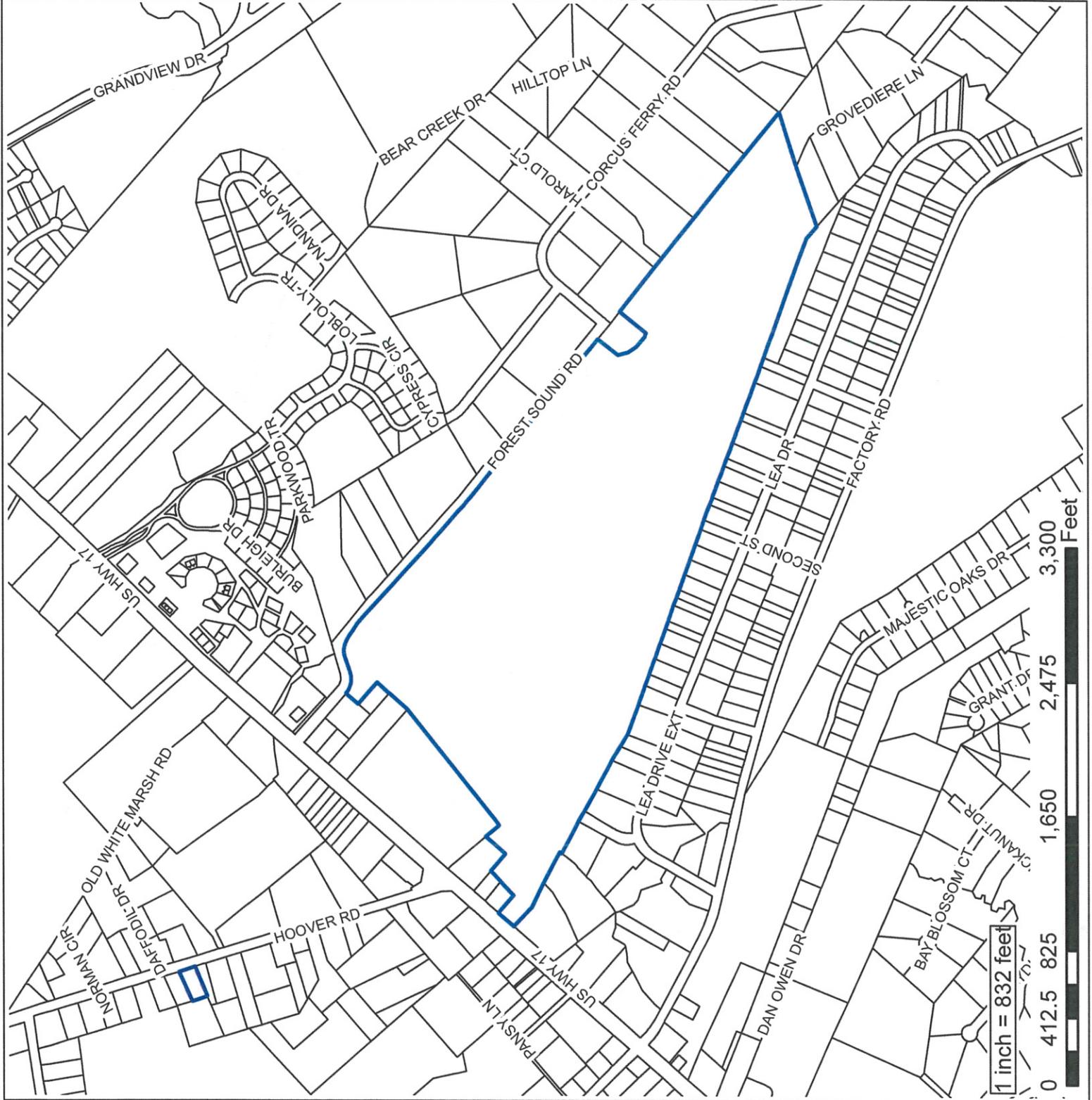
Case Number:
11458



Subject Property



Vicinity





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

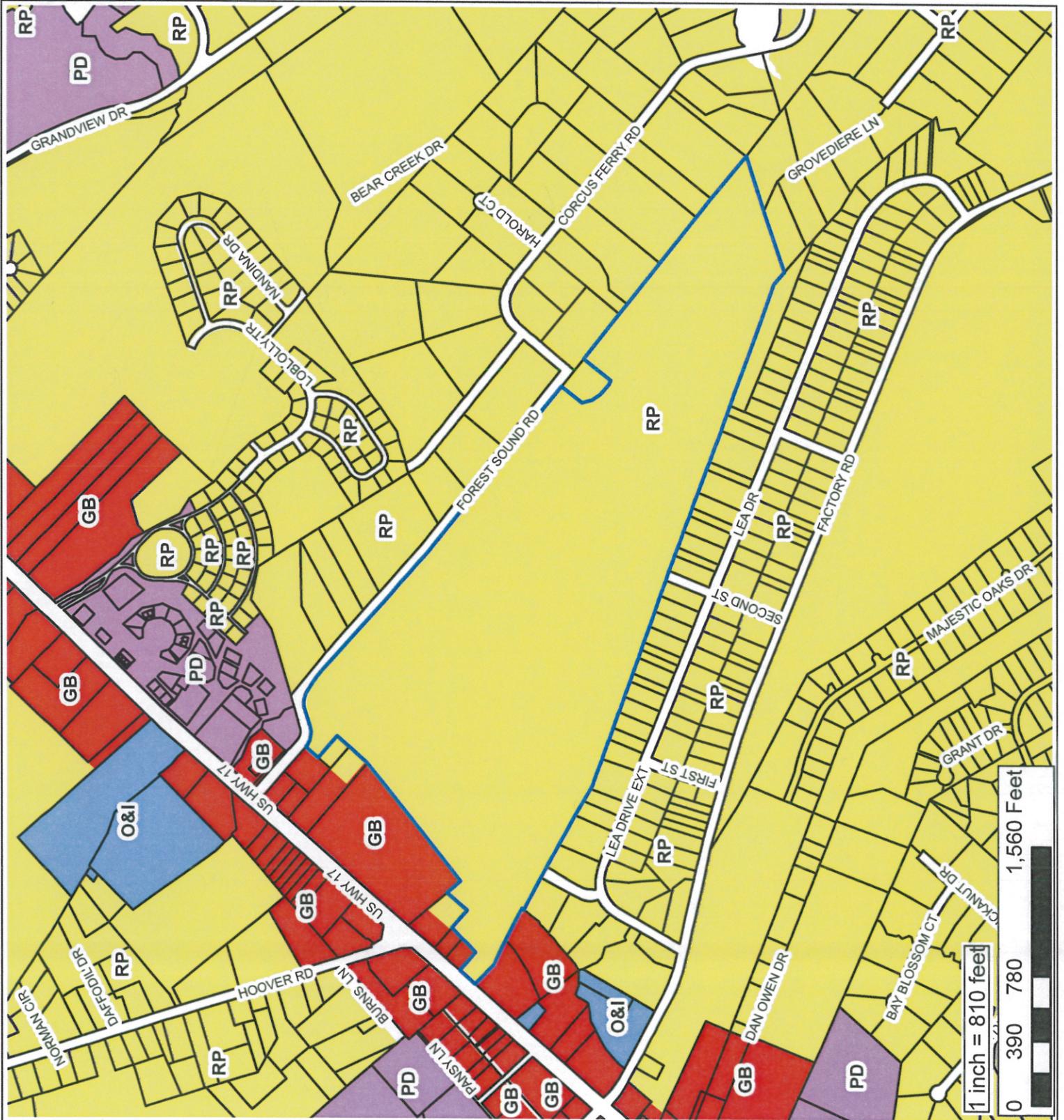
Case Number:
11458

Legend

-  Subject Property
- Zoning Classification**
- UDO Zoning**
 -  General Business (GB)
 -  General Industrial (GI)
 -  Industrial Transition (IT)
 -  Office & Institutional (OI)
 -  Rural Agricultural (RA)
 -  Planned Development (PD)
 -  Residential Performance (RP)
 -  Environmental Conservation (EC)
 -  Incorporated Areas (INCORP)
 -  Manufactured Home Park (MH)
 -  Residential Mixed (MF)



Current Zoning





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

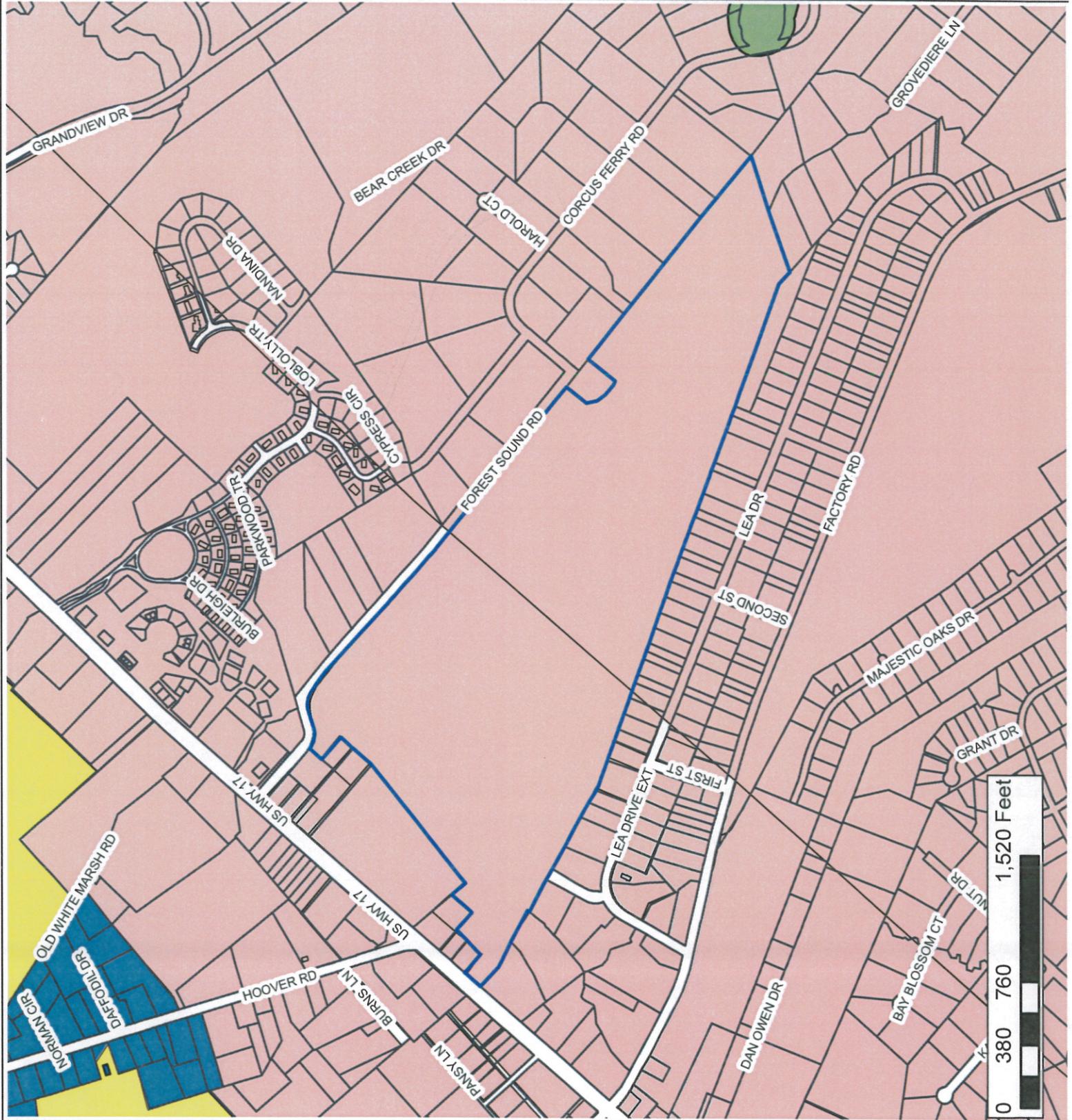
Case Number:
11458

Legend

-  Subject Property
-  Conservation
-  Industrial
-  Mixed Use
-  Office, Institutional, Business
-  Rural Growth
-  Suburban Growth



Future Land Use





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

Case Number:
11458

Legend



Subject Property



2012 AERIAL





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

Case Number:
11458

 Subject Property

Flood Hazard Areas

-  A
-  AE
-  AEFW
-  SHADED X
-  VE



Flood Zones



